



John Innes (Merton Park) Character Assessment

CHARACTER APPRAISAL JOHN INNES (MERTON PARK) CONSERVATION AREA.

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1. General Introduction

Conservation Areas are designated by the Council and are defined as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). National planning guidance is provided by Planning Policy Guidance Note 15 (Planning and the Historic Environment). Regional planning policy is provided by the London Plan (Feb 2004), which contains relevant policies on built heritage, heritage conservation and historic conservation-led regeneration (policies 4B.10, 11 and 12).

Local planning policy is contained in the Merton Unitary Development Plan (Oct 2003), which contains relevant strategic and detailed policies (policies ST.18, and BE.1, 2 and 3).

Merton’s Local Development Framework (LDF) will include a Core Strategy, which will be a Development Plan Document (DPD). This will set out how the Council intends to deliver its strategic intentions.

It is intended that the Core Strategy will commit the Council to the preparation of both a Character Appraisal and a Management Plan for each of the designated Conservation Areas in the Borough. The Core Strategy will also indicate how a broad strategy for conservation is to be integrated with other policies.

It is also intended to prepare a Conservation Area Supplementary Planning Document (SPD) to cover all the Borough’s Conservation Areas in general. It will expand on, and give more specific guidance on, for example, development control matters, and conservation related policies in the Core Strategy, and where necessary to expand on conservation related policies in any other DPD.

This and other Conservation Area Character Appraisals will be used to support the Conservation Area SPD, as will Management Plans which are also to be prepared for each Conservation Area.

The full name of the Conservation Area which is the subject of this character appraisal is the John Innes (Merton Park) Conservation Area, as distinct from the adjoining John Innes (Wilton Crescent) Conservation Area, which lies to the north of Kingston Rd. Hereafter in this document it is referred to as the Merton Park Conservation Area, or the Conservation Area.

The Merton Park Conservation Area falls into 4 distinct areas (see plan DLU/2180 a/b). These are outlined below, the special character of each of these areas derives from:

1. The remaining areas of the pre suburban village of Merton.

This area focuses on the eastern part of Church Path, the church and churchyard and the Glebe Field. The characteristics of the area may be summarised as:

- The very informal and irregular street layout, and in particular the way in which Church Path changes from a wide space with a central planted island, to a narrow space constricted by high walls.
- The plot layout especially at 15 – 25 Church Path
- The surviving buildings and structures from this period, such as the church, the vicarage the cottages at 15 – 25 Church Path and the walls surrounding the playing field.

- The surviving open spaces, such as the Glebe Field, the churchyard and the playing field.
- The quality of street design and street materials.

2. The “Garden Suburb”

This area comprises the majority of the Conservation Area. The characteristics of the area may be summarised as:

- The regular grid of streets conforming to the layout of a planned settlement
- The mix of suburban houses which range in size from large detached mansions and villas, to small terraced cottages
- The architectural relationship between buildings, with the frequent and recognisable appearance of the works of specific architects
- The architectural quality of the buildings, including repeated use of certain architectural details and use of a specified palette of very high quality materials
- The spaciousness in the layout of buildings, and the generous and varied gaps between one building and its neighbours
- The generous planting in gardens and in the streets, including holly hedges and many medium sized and large trees in the street and in private gardens
- The Victorian layout, planting, landscape and structures used in the John Innes Park
- The quality of street design and street materials.

3. The Overlay of “Garden Suburb” on the Village Layout

This area comprises the Watery Lane area. The characteristics of the area are a combination of the elements described above, and are briefly summarised as

- The very informal and irregular street layout associated with the old village of Merton
- The later development of “garden suburb” buildings whose characteristics are described above

4. The Manor Gardens Area

The characteristics of the area may be summarised as:

- The regularity and rhythm in the buildings, building and street layouts and building plots
- The architectural qualities of the individual buildings, including detailing and their coherence as a group
- The very high quality street trees
- The quality of street design and street materials.

2. Description of extent of CA

The Conservation Area which is subject of this Character Appraisal is 32.0 hectares in extent. It is situated approximately 1 kilometre to the south of Wimbledon Town Centre, and approximately 1.2 kilometres to the north-west of Morden Town Centre.

To the north-west, on the opposite side of Kingston Rd, lies the John Innes (Wilton Crescent) Conservation Area, and to the west lies the Merton Hall Rd Conservation Area. To the south and south east lie the extensive residential areas of Poplar Rd, Aylward Rd and Kenley Rd. To the north-east and east there is the tram line, and a tapering wedge of open space, beyond which is the residential area of Merton Park (East), (see plan DLU/2185).

The area is almost entirely flat, and is at an altitude of approx 15 metres above sea level, with a height difference of barely over 1 metre between the lowest part (the

west) and the highest part (the east). It is located within in a low lying belt of land which runs east to west between the R Wandle and the Beverley Brook, with the higher land of Wimbledon Hill to the north west, and Cannon Hill to the south west.

The Conservation Area includes the following properties (see plan DLU/2182 a/b).

- 148 – 200 (evens) Kingston Rd
- 1 – 45 (odds) Dorset Rd
- 2 – 28 (evens) Dorset Rd
- all properties in Langley Rd
- all properties in Sheridan Rd
- all properties in Melrose Rd
- all properties in Church Lane
- All properties in Church Path
- Merton Park Primary School, Erridge Rd
- 1 – 39 (odds) Mostyn Rd
- 2 – 60, (evens) and 62a Mostyn Rd
- all properties in Watery Lane
- all properties in Manor Gardens

3. Designation History

The John Innes (Merton Park) Conservation Area was designated by the Council in 1968. In November 1990 the Conservation Area was extended to include the Recreation Ground adjacent to Cannon Hill Lane and Manor Rd. No further boundary changes were made to the Conservation Area between that date and the start of work on the Character Appraisal for the Conservation Area.

The boundary assessment which has been carried out as part of the Character Assessment work in 2005, has however identified a number of proposed further boundary alterations, these are listed below, and this Draft Character Assessment has been prepared on the basis of these further boundary changes.

- The addition of all properties in Manor Gardens.
- The deletion of 62 Mostyn Rd
- The deletion of all properties in Stratton Close
- The deletion of 2a/2b Poplar Rd

4. History of Development

It is understood that the estate of Merton was in existence at least from the late Saxon period, (and possibly earlier). Rocque's map of 1741-45 (see 1745 plan attached) shows the layout of the mediaeval village of Merton, largely strung out along the length of the present day Kingston Rd. Most development appears to be on the south side of the road, and in addition to Kingston Rd, we can see (from east to west) the present day Church Lane, Watery Lane/the Rush, Blakesley Walk (known as Blind Lane), and Cannon Hill Lane. Running east – west we can also see the present day Church Path and Manor Rd, which together connect Church Lane and Cannon Hill Lane.

A further dog leg path or road is also shown to the south of Church Path, running through what is today the John Innes Park and (possibly) no. 52 Mostyn Rd.

The parish Church (still existing) is clearly shown on the map, together with a defined curtilage which is presumably the churchyard. The church was founded in around 1115, by Gilbert the Norman, who later founded Merton Priory, however Domesday (1086) also refers to a church in Merton. A Saxon timber church probably stood on this site. Various alterations to the church building occurred between 1115 and 1400. A fine timber porch was added in the 15th century. However after this little changed until 1856, when a new south aisle was added (architect F Digweed), followed by a new north aisle in 1866 (architect B Ferrey). Restoration work on the church was also carried out by the architects Quartermain – the western arch, (in 1897), and Brocklesby (in 1924), and also his dormer windows added in 1929. Both men are referred to in connection with the “garden suburb” phase, below. The dormer windows on the south facing roof slope are highly characteristic of the work of Brocklesby.

Church House (for a time known as Merton Place) is also seen on Rocque’s map, to the north of the Church, on the opposite side of Church Path. It is surrounded by the part 16th part 17th century curtilage wall, which is shown on the map, and which survives today. These extensive buildings are believed to have been part Elizabethan and part Georgian. It was an “E” shaped building whose open side faced south towards the church. A fine early 18th century wrought iron gate situated between brick piers, each topped by stone vases, made an imposing entrance to the grounds from Church Path. The gate was moved by the John Innes Horticultural Institute to its present position. The piers are evident today (one reconstructed), but the vases are not. Within the grounds to the west there was a large barn. Between 1820 and 1845 the property was used as a workhouse, and later as a school. Part of Church House was demolished in 1911, and the remainder in 1923.

The line curtilage wall appears to enclose cultivated gardens at the western end.

Further cottages and buildings are seen on the map immediately to the west of here, on both sides of Church Path.

Manor Farm together with what appear to be cultivated gardens, are seen on the south side of Watery Lane, where the present day Rutlish School stands. There are also some further buildings and gardens shown on the opposite (northern) side of Watery Lane.

Buildings can be seen both around and within the “island” at the Rush (all these are outside the Conservation Area), but the gardens of the buildings on the eastern side of the Rush (at one time known as “Verandah Villa”) extend eastwards into the western part of the Conservation Area.

On Kingston Rd we see buildings strung out on the south side of the road, with extensive gardens, in some cases stretching down as far as the (surviving) wall around Church House. These properties mainly lie to the east of the junction of Church Lane, and amongst these is Dorset Hall which survives today. This was built by a yeoman farmer, and it probably originates just before 1709, but was much enlarged, with an extension on the east side, probably in 1829/30.

An ordnance survey map of 1865 indicates changes that occurred since 1741, (see 1865 plan attached). This map shows the area immediately before suburban development occurred. The configuration of roads and paths which featured in Rocque’s map also appear on this one.

The Church and churchyard can be seen on the map and immediately to the west we now see the Vicarage building (today 3/5 Church Path), which dates from 1818 with 19th century alterations.

Immediately to the west of Dorset Hall we can see Dorset Lodge, built in 1834, but which was demolished in the post-war period.

The railway between Wimbledon and West Croydon is shown on the 1865 map, it was built in 1855, built jointly by the London Brighton and South Coast Railway and the London and South Western Railway. This railway now forms part of the eastern boundary of the Conservation Area. The original Merton Park railway station (now a tramstop) was initially called "Lower Merton" and it was opened in 1868.

The map also shows a complex of buildings at "Manor Farm" in Watery Lane, and also cottages which may survive today at nos. 10/12 Watery Lane and 38 – 46 Watery Lane, though rebuilt by the architect Quartermain subsequent to 1865. The boundaries of the present day recreation ground at the western end of the Conservation Area, are also shown.

Number 27 Church Path (Merton Cottage) and a building on the site of what is now known as 23 Mostyn Rd (Gardeners Cottage) are also shown, linked to Watery Lane by a sinuous road which is now within John Innes Park. Merton Cottage is dated to around 1770, with later additions, including Victorian "re-fronting". The front door was moved one bay to the right in 1986.

On the south side of Church Path we see a terrace of cottages (which survives today and is now numbered 15 – 25 Church Path). Of these number 25 is thought to date from around 1700, while the remainder are probably from the period 1810 – 1820. Further east, on the north side of Church Path, the large complex of buildings at Church House remains, and also what appears to be a cultivated garden within the area enclosed by the surviving wall which surrounds what is today the playing field.

The present wide "street" configuration at the eastern end of Church Path is also evident on this map. A building is shown closing off the eastern end of this wide section of Church Path, this is labelled "National Schools". It was built in the 1820s, but was demolished to make way for the construction of Melrose Rd. A new larger school was built in 1870 (with later additions probably involving Quartermain), immediately to the south, fronting Church Lane. The architects of this school building were Aldridge and Willis of Croydon. Most of this building survives as flats today.

Other buildings (since demolished) are seen on the site of 146/148 Kingston Rd (next to the level crossing). However three houses, one detached and a pair of semi detached, at 176 – 180 Kingston Rd are also shown, all of which survive today. 176/178 are early 19th century and no 180 is dated on the building to 1797.

In 1867 the successful businessman John Innes bought land at "Lower Merton", with the intention of creating what today may be called a "garden suburb". The initial land purchase extended to the west of the railway, and to the south of Kingston Rd. The concept involved attractive, picturesque, artistic and varied buildings set among grass, trees and shrubs.

Innes lived in the Manor House in Watery Lane, which is identified as Manor Farm on the 1865 map. Over a period of 30 years the house was gradually altered from a small farm to a substantial residence. Some alterations were designed by Quartermain. The main approach to this house was from Mostyn Rd, through what is

today the John Innes Park. The entrance on Mostyn Rd being at the Lodge (designed by Quartermain), which survives today.

Three new straight roads were laid out by Innes (Dorset Rd, Mostyn Rd and Sheridan Rd) in 1870 and 1871, in anticipation of development. Part of Sheridan Rd followed the line of an older footpath which is shown on the 1865 map, part of which survives today to cross the railway line/tramline to the east of Dorset Rd. Melrose Rd and the eastern part of Langley Rd were later constructed. Most of these new roads included avenues of trees, (plane trees in Sheridan and Dorset Roads and chestnuts in Mostyn Rd). Holly hedges were used to define each plot.

Development was however slow to start as a result of poor transport connections to London, despite the opening of Merton Park station in 1868 (on the old Tooting loop line), and the later platform, added for the Croydon line in 1870.

The first phase of development (1870 – 76), consisted of large Victorian Villas and small Victorian cottages, of fairly conventional design. The architect at this time was thought to be RB Marsh, who worked for Innes between 1870 and 1873, and Henry Goodall Quartermain, who worked for him from 1873, but who seems likely to have contributed work before then. However the “garden suburb” was conceived as a socially mixed development, with small cottages (either terraced or semi detached) included in various parts of the estate.

Henry Goodall Quartermain worked for Innes as his architect until his death in 1904. Quartermain is noted for use of a domestic revival or neo vernacular style. He was responsible for most new building in the Estate from the late 1870s until his death. His influence marks the 2nd phase of the development of the Estate.

The development of Merton Park also involved Thomas Newell, and (John) Sydney Brocklesby, the latter brought in by Innes shortly before Quartermain’s death in 1904. Brocklesby is responsible for the 3rd and final phase of the Estate development.

Appendix 1 indicates surviving buildings ascribed to these architects. This includes situations where the architect is known, and situations where the age and style of the building is indicative of a specific architect.

Merton Park is arguably the first of the garden suburbs, (a claim which may be disputed with Bedford Park in Chiswick, where building began in 1875). In Merton Park the first garden suburb development took place in the 1870s.

During this decade the first houses are built, beginning at the northern end of Mostyn Rd (mainly on the eastern side), and on Kingston Rd (immediately to the west of the Mostyn Rd junction). In addition the houses on the eastern side of Church Lane (between Langley Rd and Sheridan Rd) are built, also houses on the western side of Dorset Rd (between Sheridan Rd and Langley Rd). The new school building in Church Lane is also built at this time, the architects were Aldridge and Willis. An extension dated 1901 is the work of Quartermain. The 1879 map (see 1879 map attached) indicates the stage of development at this time.

By the end of the 1890s, development along the south side of Kingston Rd is almost complete, the first houses had been built on the eastern side of Dorset Rd (6 – 12), in Melrose Rd (1 – 7), in Sheridan Rd (1, 3, 7, 9, 11), Langley Rd (16), Mostyn Rd (mainly to the north of Sheridan Rd but also including 15, 21a, 23, and 32 – 52), and in Watery Lane (8 – 14 and 38 - 46). Finally at this time 3 of the 4 terraces of cottages at the south end of Church Lane (31 – 36, 37 – 46, and 56 – 61), were built.

In the pre 1st World War period (1900 – 1914), most of the new development took place at the eastern and western ends of the Conservation Area. In Watery Lane (9 – 17, 2 – 6, 16 – 36), in Manor Gardens (all properties), in Melrose Rd (2 – 30, 9 – 15, and 21 – 29), in Dorset Rd (18 – 26, and 35 – 45a), in Church Lane (11 – 23 and the terrace of cottages at 47 – 55), and in Sheridan Rd (2 and 4).

In around 1910 a new village school was built fronting onto Erridge Rd. This school followed the general architectural design of other Surrey County Council school buildings of that period (eg the Morden Primary School in London Rd).

During this period the architect JS Brocklesby built houses in the area (from around 1904 until the 1920s). His work is characteristic of the “Arts and Crafts” style. These are identified in appendix 1.

Within the central part of the Conservation Area only a few isolated new houses were built in this period, (17 Sheridan Rd, 28/30 Church Path, 77 and 78 Church Lane, together with 17, 54, 54a, 62a, 27 and 29 Mostyn Rd).

By the end of the 1st World War there were still considerable areas of land available for infill development, and many of these were in-filled with houses during the Inter-war period. This infill included areas in the middle and southern parts of Mostyn Rd, the western ends of Church Path, Sheridan Rd and Langley Rd, together with more isolated houses at 28 Dorset Rd, 32/34 and 17 Melrose Rd, Church House and no. 10 Church Path, 70/71 and 76 Church Lane, and 6 – 12 and 28 – 32 Sheridan Rd.

In 1935 a Norman archway was re-erected (probably by JS Brocklesby) close to the west door of the Parish Church. The archway which is thought to date from c.1175, was originally part of the fabric of the nearby Merton Priory. It is suggested that it was the entrance to the Guest House (Hospitium) of the Priory. On the dissolution of the monasteries in the 16th century, it was incorporated into a house, while much of the rest of the Priory was demolished. That house eventually being demolished in 1914, the stones of the archway were salvaged and later re-erected on their present site.

The Ordnance Survey Map of the early 1930s (plan DLU/2200) shows the greater part of development in the area completed. However during the post World War 2 period, a large number of smaller infill developments have occurred, including a few which have involved the demolition of previously existing houses and other significant buildings. The main developments include:

- The loss of the church hall in Church Path, and its replacement in the 1960s with a modern building on a site slightly further to the east.
- The removal in 1984 of some of the buildings in the eastern part of the old school site in Church Lane, and the conversion of the residual school buildings (on the Church Lane frontage) to create flats, and also the construction of new flats on the remainder of the old school site, including the Melrose rd frontage.
- The development of several new houses on both sides of Church Path in the vicinity of the new church hall in the 1970s and 80s.
- The development in the 1990s of new houses and flats at the junction of Dorset Rd and Kingston Rd, including the restoration of the original house at 148 Kingston Rd (formerly 2 Dorset Rd).
- The development in 1959 of new flats and maisonettes to the south of Dorset Hall, fronting on to Langley Rd (Wycombe Lodge).

- The development of flats (in 1984) and a doctor's surgery (in 1963 with later additions) at 2 and 2a Church Lane, involving the retention of one original building (originally 162 Kingston Rd), and the demolition of 164 Kingston Rd.
- The construction of several new houses at the western end of Langley Rd in the 1950s and 60s.
- The Manor House in Watery Lane (once the home of John Innes, and with a blue plaque to that effect) was converted for use as the Rutlish School in 1957, and a large new school building in the grounds was built at this time.

5. Land Uses

The predominant land use within the Conservation Area is residential. However the area also includes some non-residential uses, the most notable being:

- The Church, grave yard and Church Hall in Church Path
- The Rutlish secondary school in Watery Lane
- The Erridge Rd Primary School
- Playing fields and open spaces in Church Lane, Manor Rd/Cannon Hill Lane, and the Glebe Field to the west of the churchyard
- The John Innes public park in Mostyn Rd
- The doctor's surgery at 2 Church Lane
- Wimbledon House School at 1b/1c Dorset Rd

6. Archaeology

The great majority of the Conservation Area lies within an Archaeological Priority Zone (APZ). The APZ is based on the mediaeval village settlement of Merton. This village was polyfocal in character, with no strong village centre. The irregular village layout is evident from Rocque's map (see 1745 map).

The estate of Merton originated in the later Saxon period, and it was first referred to in a document of 949 AD. It was again referred to in the Domesday survey.

The only parts of the Conservation Area which lie outside the APZ are at:

- Mostyn Rd (from nos. 58 and 27 southwards)
- The recreation ground at Cannon Hill Lane/Manor Rd
- Most of the houses on the eastern side of Church Lane and in Dorset Rd (in both cases to the south of Langley Rd) – here the APZ boundary does not conform to modern property boundaries
- Properties in Melrose Rd and in the eastern part of Sheridan Rd
- The Erridge Rd primary School

7. Listed Buildings – Buildings Contribution

The contribution made by each building to the character and appearance of the Conservation Area is indicated in appendix 1, as is any listed building status.

There are Statutorily Listed Buildings within the Conservation Area at:

- The War Memorial at Church Lane/Church Path (grade II)
- The Church of St Mary, Church Path (grade II*)
- The freestanding archway to the NW of the Church of St Mary (grade II)
- The garden wall enclosing 4 sides of the playing field in Church Lane/Church Path, including an iron gate to Church Path, (grade II)
- Dorset Hall, Kingston Rd, (grade II)

- Telephone kiosk in footway outside 182 Kingston Rd, (grade II)
- “Flint Barn”, 35 Mostyn Rd, (grade II)
- the Manor House (part of John Innes School), Watery Lane, (grade II)

There are 139 Locally Listed buildings within the Conservation Area. These are all considered to contribute to the character and appearance of the Conservation Area. They are:

- **Church Lane:** 2a (old building - formerly 162 Kingston Rd), 11, 12, 13, 14, 23, 30 (Richard Thornton House), Church House, 31 – 36 (consec), 37 – 46 (consec), 47 – 55 (consec), and 56 – 61 (consec).
- **Church Path:** 3/5 (the vicarage), 15 – 23 (odds), 25, 28 and 30.
- **Dorset Rd:** 1, 1b, 1c (Wimbledon House School), 3, 5, 6, 7, 8, 10, 12, 14, 18, 20, 22, 24, 35 and 37.
- **Kingston Rd:** 148 (formerly 2 Dorset Rd), 180, 192, 194, 196, 198 and 200.
- **Langley Rd:** 16.
- **Melrose Rd:** 1 – 7 (odds), 1a (the Coach House), 2, 4 – 20 (evens), 22, 24, 26, 28 and 30.
- **Mostyn Rd:** 1, 2, 3, 5, 6, 7, 12, 15, 17, lodge at 21a, 27, 29, 32 – 38 (evens), 54, 54a, Bandstand at John Innes Park, 23 (Gardener’s Cottage at John Innes Park), and Public conveniences at John Innes Park.
- **Sheridan Rd:** 1, 2, 3, 4, 7, 9, 11, 17a, 19, 36, 38 and 40.
- **Watery Lane:** 8, 9, 10, 11, 12, 13, 14, 15, 17 (Steep Roof), 38, 40, 42, 44, 46 and walls on east and south sides of Rutlish School grounds.

In addition to the above, the following buildings (whilst not being listed of locally listed) are considered to make a positive contribution to the character and appearance of the Conservation Area:

- **Church Lane:** 1a, 3, 4, 5, 6, 7, 8, 9, 10, 19, 20, 21, 22, 70, 71, 76, 77, 78,
- **Church Path:** 10, 24, 26, 27 (Merton Cottage), Montrose, Dorquain, Stoneleigh, Mostyn Cottage, and Red Roof.
- **Dorset Rd:** 2, 2a, 2b, 4, 15, 21, 23, 25, 27, 28, 29, 31, 33, 39, 41, and 43.
- **Erridge Rd:** Merton Park Primary School.
- **Kingston Rd:** 146, 166, 168, 170, 172, 174, 176, 178, building in rear garden of 180, 182, 184, 186, 188, and 190.
- **Langley Rd:** 2, 4, 6, 8, garage at no. 15,
- **Manor Gardens:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 28.
- **Melrose Rd:** Old School Close (nos. 1 – 33), 9, 11, 13, 15, 21, 23, 25, 27, 29, 32, and 34.
- **Mostyn Rd:** Coach House (adjacent no. 1), 4, 4a, 8, 9, 10, 11, 14, 16, 18, 19, 20, 22, 24, 26, 28, 40, 42, 44, 46, 48, 50, 52, 58, 60, 62a and 62b.
- **Sheridan Rd:** 6, 8, 10, 12, 14, 17, 17b, 30, 32, and 42.
- **Watery Lane:** 2, 4, 6, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36,

The following buildings make a neutral contribution to the character and appearance of the Conservation Area:

- **Church Lane:** 2a (new building), 15, 16, 17, 18, 79, 85.
- **Church Path:** 16, 18, 20, 22, Jalna and Dale Cottage.
- **Dorset Rd:** 9, 9a, 11, 11a, 16, 26, 45, and 45a.
- **Kingston Rd:** 184a.
- **Langley Rd:** 1, 3, 5, 7, 9, 10, 12, 14, 15, and 17.
- **Manor Gardens:** none
- **Melrose Rd:** 17.

- **Mostyn Rd:** Timber pavilion in John Innes Park, 2b, 21, 30, 56,
- **Sheridan Rd:** Ranmore, Oxton, Orchard House (nos, 1, 2, 3, 4), 7a, 13, 15, 16, 18, 20, 28, 34, and 34a
- **Watery Lane:** 48.

The following buildings make a negative contribution to the character and appearance of the Conservation Area:

- **Church Lane:** 1, and 2.
- **Church Path:** 7, 9, 11, Roseville, Shrub Cottage, and Church Hall.
- **Dorset Rd:** 1a, and 17.
- **Kingston Rd:** none
- **Langley Rd:** 19, 20, 22, 24, and 26, and Wykeham Lodge (1 – 31),
- **Manor Gardens:** none
- **Melrose Rd:** none
- **Mostyn Rd:** 1a, 37 and 39.
- **Sheridan Rd:** 5, 5a, and 11a.
- **Watery Lane:** 5, 7, 14a, 14b and Rutlish New School building.

8. Architects

The architects involved with many of the buildings from the garden suburb phase in the Conservation Area are known, and the design and detailing of several other buildings in the area are indicative of these same known architects who worked locally. At the end of the 19th and the beginning of the 20th centuries only a limited number of architects were employed by the Merton Park Estate Company, and this limit, manifested in many common building designs and details, does much to give a cohesive architectural character to the area, which in turn is a major factor in its special character.

Appendix 1 indicates the names of architects, where known, and also suggests probable architects for other buildings on the basis of their perceived architectural similarities. Photographs included in this Appraisal show detailing and styles typical of these specified architects.

HG Quartermain

- Period of activity – early 1870s, to 1904
- Characteristic style – Domestic revival (neo-vernacular), or picturesque style. Buildings ranged from large mansions to small cottages.
- Characteristic design and detailing – a wide range of materials but generally tiled roofs, complex roof forms, Dutch gables, hanging tiles (often ornately cut tiles), half timbering with render infill panels, moulded brick decoration, small paned sliding sash windows or casements, Japanese style timber balconies, dormers, oriel windows, tall chimneys, and small terracotta panels sometimes used in chequerboard format.

JS Brocklesby

- Period of activity – 1900s to 1920s
- Characteristic style – arts and crafts style. Buildings ranged from large mansions to small cottages.
- Characteristic detailing – irregular or asymmetrical elevations, low pitch, or occasionally very steeply pitched roofs, small cottage windows, inglenooks, white roughcast or occasionally flint, pantiles, and leaded and coloured glass.

- Brocklesby lived for a while in several of the houses that he designed, no. 17 Watery Lane (“Steeproof”) being specifically designed for his family.

T Newell

- Period of activity – 1900 – 1904
- Characteristic style and detailing - similar to Quartermain’s domestic revival style.

RB Marsh

- Period of activity – 1870 – 73
- Characteristic style – Large Victorian villas, usually semi detached, with Victorian gothic influences.
- Characteristic detailing - use of yellow stock bricks, fairly steep, often slate roofs, gables, rear projecting wings.

Leo Sylvester Sullivan

- Period of activity – around 1912
- Characteristic style and detailing – similar to Brocklesby’s Arts and Crafts, generally quite severe and angular character.

Victor Farrier

- Period of activity – 1950s
- Characteristic style – His buildings comprise pairs of symmetrical “semi-detached” blocks each with 4 maisonettes, each with part mansard style roofs and hipped main roofs.

9. Architecture and Group Value

A large number of the buildings in the Conservation Area are architectural “one offs”. Others share strong design relationships with their neighbours, and as a result have a group architectural value, however such groups of buildings tend to be quite small, containing only from 3 to about 12 houses. These cases (where more than 2 houses are built to the same or strongly similar design) are identified on plan DLU/2181 a/b, and addresses are set out below.

This homogeneity in the architectural designs of the buildings, and the similarities of certain of the designs to others in the Conservation Area is a significant factor which contributes to its special character.

There are also notable similarities of design and detail between some of the buildings within this Conservation Area and some buildings within the John Innes (Wilton Crescent) Conservation Area.

Building Type A	31 – 36 (consec) and 56 – 61 (consec) Church Lane).
Building Type B	37 – 46 (consec) Church Lane).
Building Type C	47 – 55 (consec) Church Lane).
Building Type D	3 – 10 (consec) Church Lane).
Building Type E	15 – 23 (odds) Church Path).
Building Type F	21 – 31 (odds) Dorset Rd).
Building Type G	4 – 20 (evens) Melrose Rd).
Building Type H	1 – 7 (odds) Melrose Rd).
Building Type I	6 – 12 (evens) Sheridan Rd).
Building Type J	19, 38 and 40 Sheridan Rd).
Building Type K	2 – 8 (evens) Langley Rd).
Building Type L	166 – 174 (evens) Kingston Rd).

Building Type M	194 - 200 (evens) Kingston Rd).
Building Type N	32 – 38 (evens) Mostyn Rd).
Building Type O	40 – 50 (evens) Mostyn Rd).
Building Type P	16 – 30 (evens) Mostyn Rd).
Building Type Q	2 – 16 (evens), 1 – 13 (odds), 15 – 27 (odds) Manor Gardens).
Building Type R	18 – 28 (evens) Manor Gardens).
Building Type S	16 – 36 (evens) Watery Lane).
Building Type T	42 – 46 (evens) Watery Lane).

While the majority of buildings within the Conservation Area are architectural “one-offs”, nevertheless the broader architectural styles used through the area (in particular the “domestic revival” and “arts and crafts” styles) are very important to the creation of its distinctive character, and they provide a strong sense of unity to the area.

Photographs are set out in this appraisal (appendix 5) to illustrate typical design details used in these architectural styles. These indicate detailing relating to moulded brickwork/terracotta, polychromatic brickwork, hanging tiles, timber frame with infilled panels, use of flint, buttresses, jettied upper floors, balconies, windows, glazing bars, leaded glass, roofs, eaves detailing, gables and bargeboarding, finials, ridge tiles, chimneys, dormer windows, porches, front doors, and gates/gateposts,

10. Building Materials

The palette of building materials used for buildings of the “garden suburb” phase of development is quite wide ranging, but is nevertheless highly distinctive, and is seen as a feature of the area which contributes considerably towards its special character. In general the selection of materials is characteristic of traditional building practice, which is symptomatic of neo-vernacular and Arts and Crafts design influences. Examples of the use of building materials are illustrated in the photographs included in this Appraisal (see appendix 5), and where known, the architects are identified. The details are set out below, and for individual buildings in appendix 1:

- **Bricks** This material is commonly used throughout the area, it includes yellow stock brick, which is often from the earlier “garden suburb” phase (1870s), and red brick of a few years later. Red bricks are also used in conjunction with stock brick as decorative polychromatic detailing. In a few instances blue bricks are also used for polychromatic effects. Often bricks are used for ground floor levels only, with other materials used on upper floors. A few of the Brocklesby houses use intermixed polychromatic bricks (red/yellow/blue), which gives an attractive textured effect to the walls.
- **Render** This material is used within the area, but only to a limited degree. In general the texture of pebbledash seems to have been preferred by the architects of the “garden suburb” phase. Render is however quite often used in conjunction with timber frame construction and/or decoration.
- **Clay Hanging Tiles** This is a very distinctive feature of both neo-vernacular architecture and the Arts and Crafts style, it is associated with the architects Quartermain and Brocklesby, but particularly the former. It is generally used at the upper levels of a building, often to feature a projecting bay, on dormers, and within a gable. The use of hanging tiles typically involves ornate tiles, sometimes arranged in bands within areas of plain tiles. They are cut either with semi circular lower edges, or with squared zigzag lower edges.
- **Timber Frame with infill panels** This is a very distinctive feature of the neo-vernacular architecture, and is mainly associated with the architect Quartermain,

though there are a few examples in Brocklesby buildings. It is generally used at the upper levels of a building, often to feature a projecting bay and within a gable. Infill panels are generally of render, but occasionally there is use of brickwork infill, usually in herringbone pattern.

- Pebbledash Upper floors commonly use pebbledash, especially on Quartermain buildings. Usually pebbledash is painted over. It generally uses smooth stones rather than angular ones, which gives a distinctive texture.
- Flint A few buildings in the area use flint, these are associated with the architect Brocklesby, and tend to be of a rather later date (1920s).
- Roof Slates Slates are not characteristic of the area generally, where they are used they indicate relatively early buildings (early 19th century up to about 1880), after that the neo vernacular influence tended to favour roof tiles. However a few of the later Brocklesby buildings also make use of slates.
- Plain Clay Roof Tiles Roof tiles are the most typical roofing material of the “garden suburb” phase of development. Buildings using this material tend to be either pre 1800, or after 1880.
- Ornate Clay Roof Tiles A feature of Quartermain houses is the use of ornate roof tiles, these are moulded to give texture. Several of the Brocklesby houses use pantiles, which give a rippled effect to the roof.
- Ridge Tiles/finials Ridge tiles and finials are often used by Quartermain for added decorative effect to the skyline. Finials are mostly terracotta.
- Window frames Window frames are typically of timber. In general the “garden suburb” phase of development involves sliding sash windows, but Brocklesby’s work is more characteristically associated with timber framed casement windows, subdivided into small panes by glazing bars.

11. Building Alterations

Certain small scale alterations made to the original buildings in the Conservation Area are evident. An assessment has been made of the main alterations which have been made to each property, which have had some impact on the character of the building, and which are noticeable from the street.

These alterations include replacement windows, which in all but a very few cases have had an adverse impact on the character and appearance of the building. In many cases this can include the use of plastic window frames or exposed aluminium frames, which materials are not appropriate to the period of the buildings construction.

Other examples of a small-scale alterations are the replacement of an original front doors, the infilling of open fronted porches, painting over masonry, re-roofing (using different roofing materials), and cladding with render or pebbledash on top of brickwork. In some cases extensions, which fail to respect the essential character of the parent building, are also seen. These can include roof extensions, side extensions (of one or more storeys) and even front extensions.

Appendix 2 itemises where such adverse alterations have occurred (as at 2005).

The majority of these changes are small in scale, and seen individually have only very minor impact on general character. However the cumulative impact of several such changes can be highly damaging, and can sometimes lead to a situation where re-consideration has to be given to the validity of Conservation Area designation.

By far the most common alteration to have been carried out is the creation of an off-street car parking space within the frontage of the property. It is often difficult to distinguish between situations where off-street car parking has been included with the initial development, and (the more common situation), those where it has been added later. Throughout large parts of the Conservation Area this is almost universal, and where front gardens are large and where they have wide frontages, the visual impact is limited. An example of the harm that can be done is seen at no 21 Mostyn Rd, where most frontage vegetation has been lost, and a large part of the frontage space is given over to hard surfaces. There are however a few areas of the Conservation Area where there is a distinct lack of front garden parking, usually these areas coincide with the smaller terraces or semi detached cottages, but lack of front garden parking is also evident in parts of Melrose Rd.

Replacement windows, which use inappropriate window frames, occur throughout the Conservation Area, affecting around one in 5 to one in 10 buildings. There are however clusters in parts of Manor Gardens, and the western ends of Langley Rd and Church Path.

The addition of, or enclosure of open fronted porches, can have a significant effect on the architectural quality of a building. This type of work has been undertaken in most parts of the Conservation Area, with clusters in Manor Gardens, in Melrose Rd (especially the eastern part) and on the eastern side of Church Lane.

Front doors have been replaced in some parts of the Conservation Area, the main clusters being in the terraced houses in Watery Lane, houses in the middle section of Mostyn Rd (east side), and the cottages at the southern end of Church Lane. A scattering of similar alterations is seen throughout most parts of the Conservation Area.

Alteration of roofing materials are not common in the Conservation Area, but there are small clusters where such changers have occurred in Melrose Rd, Kingston Rd, and the east-west arm of Church Lane.

Painted brickwork appears in some cases to be original to some of the arts and crafts buildings in Melrose Rd, and possibly also in Watery Lane. Elsewhere there have been a only few instances of brickwork having been painted over subsequent to original construction. Most of these are concentrated in two clusters, firstly in the terrace houses in Watery Lane and secondly in the cottages on the south side of the east-west arm of Church Lane.

Cladding of buildings can often be particularly damaging to their architectural character. Fortunately there are only 4 instances of this in the Conservation Area, and even here it is not always certain as to whether in all cases the cladding was part of the original design.

A very large number of building extensions have been carried out in the area. This is not surprising given the relatively low density at which the area has been developed, and the relatively large size of many of the building plots. Extensions include roof extensions, side extensions, porch extensions and rear extensions. Instances of the latter have not been recorded here, and they, in any event, usually have much less impact on the character and appearance of the Conservation Area. Extensions are scattered throughout the Conservation Area, with no specific concentrations. Their quality varies, in some cases being such faithful interpretations of the original "parent" building that it is not obvious whether they are in fact extensions at all. Other

extensions are much less successful, and are damaging to the architectural quality of the character of the parent building.

The majority of these minor changes do not require specific planning permission, however the two Article 4 Directions are in force, which has limited certain aspects of permitted development within certain parts of the Conservation Area. The details of the coverage and scope of these Article 4 Directions are set out in section 26 below, and in plan DLU/2183 a/b.

The Council can seek a further extension of planning control to extend and widen Article 4 Direction powers. Possible action of this type is proposed in section 29 (Opportunities and Recommendations) below.

12. Street Layout

The mediaeval village origins of parts of the Conservation are evident from the layout of some of its streets. Narrow twisting streets, with irregular layouts and irregular widths and radii are typical of this origin. Such streets are seen at the eastern section of Church Path, at Watery Lane, and to some extent at Blakesley Walk. In addition the sharp double bend at the northern end of Church Lane also betrays similar origins. The western end of Church Path also has ancient origins but these are not evident from the regularity of its current layout or character. Generally these street layout features are highly distinctive and unusual in the context of street layouts in suburban south London.

The alignment of Kingston Rd is also indicative of its origins as a narrow twisting country lane. Surprisingly, given its current use as a major artery for through traffic, it has retained much of this informal character. Its width varies, widening in places and then narrowing again, and the harsh straight lines and geometrically calculated radii beloved of traffic engineers, are largely absent. For all this however this street does suffer from very heavy through traffic, which has a particularly severe and adverse impact on the environment experienced by pedestrians using the generally very narrow footways.

The layout of the remaining streets running to the south of Kingston Rd is typical of the Victorian idea of a “quality” suburb, and the later concept of the garden suburb. These streets include Mostyn Rd, Dorset Rd, Sheridan Rd, Melrose Rd and Langley Rd. They form a regular grid of straight streets, in which east – west streets intersect at approximate right angles with north – south streets. Langley Rd is unusual, being a dog-leg cul-de-sac at its western end. It seems likely that it was originally intended that Langley Rd should extend to connect to Sheridan Rd, and the layout of the kerbstones in Sheridan Rd, adjacent to 7a Sheridan Rd, suggests that this was originally planned.

The orientation of Dorset Rd is an exception to the overall grid pattern, its alignment clearly influenced by that of the railway line to the east.

Much of Church Lane displays the characteristics of the grid of streets, despite its earlier origins.

The positioning and the alignment of the eastern part of Sheridan Rd appears to have been influenced by older field boundaries, however elsewhere old field boundaries do not appear to have influenced the layout of the garden suburb streets.

The western end of Sheridan Rd stops short of linking with the Rush, though it seems likely that linkage here was the original intention.

The character of these Victorian streets is itself highly distinctive, and demonstrative of the general philosophy behind the development of this time. Most streets have grass verges which incorporate street tree planting. Street widths are regular, giving the character of a spacious and coherent, “planned” development.

13. Building plots

Both the width and the depth of building plots vary considerably in the Conservation Area. The depth of plots essentially depends on the size of the street block. The width of each plot is subject to more localised influences. In some streets, or in some sections of a street, there is regularity in the width of each building plot, but elsewhere each individual plot varies in width from its neighbour.

Mostly the small terraced and semi detached cottages have small, narrow, rhythmical and regular plots (eg the cottages at the south end of Church Lane, at 32 – 50 Mostyn Rd and at 1 – 7 Melrose Rd). However this is not the case with the older cottages at 15 – 25 Church Path. By contrast most building plots in Sheridan Rd and the eastern part of Church Path are both wider and more irregular.

Rhythm and regularity in plot widths are also seen at 3 – 10 Church Lane, at 11 – 22 Church Lane, at 21 – 33 Dorset Rd, at 1 – 7 Dorset Rd, at 166 – 174 Kingston Rd, at 6 – 20 Melrose Rd, at 21 – 29 Melrose Rd, at 9 – 15 Melrose Rd, on most of the eastern side of Dorset Rd, and at 2 – 16, 18 – 28 and 1 – 27 Manor Gardens. They also occur on a smaller scale elsewhere.

Plots are generally oriented broadly at right angles to the street.

14. Building Height

The great majority of buildings in the Conservation Area are 2 storeys high. A very few are lower, both single storey (bungalows of more recent date) and a few one and a half storey buildings.

Some of the larger villas and mansions are two and a half storeys, as are a few smaller houses. There are some 3 storey buildings, but apart from the 18th century Dorset Hall, these are more recent developments of flats. Details of the maximum height of individual buildings are set out in appendix 1.

15. Building form

The form of buildings varies considerably in the area, including detached houses, semi detached and terraces.

Terraces are relatively few in number, being limited to 4 terraces at the southern end of Church Lane, 3 terraces in Watery Lane, 3 terraces in Manor Gardens, and at 15 – 25 Church Path, 40 – 50 Mostyn Rd.

Elsewhere detached and semi-detached houses are largely mixed together, the main exceptions to this being the longer runs of semi detached houses at 3 – 22 (consec) Church Lane, 21 – 31 Dorset Rd, and 1 – 15 Melrose Rd.

16. Building Line

Perhaps surprisingly for what is largely a planned “garden Suburb” development, there is considerable variety in the relationship of buildings to the streets. In some streets building lines are clearly defined and observed quite rigidly. Elsewhere there is considerable variation in the way building lines are set relative to the street. Details are set out below:

- **Church Lane:** Buildings in Church Lane are generally set in strict accordance with a clear building line, and they mostly face squarely towards the street. The main exceptions to this are firstly at the northern end of the road, where there is a sharp double bend in the alignment of the street, and where no specific building line is observed. The second exception is in respect of the frontage alignment of Richard Thornton House (no. 30) which is set at an angle to the line of the street.
- **Church Path:** Most of Church Path has no observable building line, in places cottages are built up to the edge of the street, elsewhere there is considerable variation in the spacing between building and the street. There is however a more ordered arrangement to the west of Mostyn Rd, where buildings are set square to the street, though even here, where the street narrows to a footpath, the buildings stand forward of the line set by buildings further east.
- **Dorset Rd:** Most of Dorset Rd has a clearly defined building line, and buildings are set squarely in relation to the line of the road. However to the south of the Sheridan Rd junction, building frontages are at a slight angle relative to the road, and the building line itself tapers, becoming slightly narrower towards the Sheridan Rd junction.
- **Kingston Rd:** The line of Kingston Rd has both convex and concave bends. The frontages of most buildings follow these bends, but there are a few individual cases where older buildings stand closer to the road than is generally the case. At the western end also buildings are set closer to the road, in order to pick up the alignment of the adjacent Merton Park Parade (outside the Conservation Area). While generally buildings are set roughly square to the line of the road, in the middle section, between Mostyn Rd and Church Lane they are set at a variable angle to the curved line of the road, but at a mainly consistent angle one to another.
- **Langley Rd:** Most of Langley Rd offers no consistent building frontages, so that a building line is not readily discernable. However at the western end nos. 2 – 10 have a clear and regular building line, with houses set square to the line of the road.
- **Manor Gardens:** Manor Gardens has a very obvious building line throughout. The only departure from this are the facades of the mid terrace houses, which are recessed, relative to that of the end of terraced houses and the semi detached houses. In all cases houses are set square to the road
- **Melrose Rd:** Most of Melrose Rd has a quite irregular building line. Only on the south side of the road is there an ordered building line, and even here buildings at 1a to 7 are set slightly further forward compared to those further east. Frontage buildings at Old School Close are deliberately staggered back and forward, irregularly, relative to the road. On the north side of the road, in the mid section, houses (numbers 4 – 20) are set back behind a very deep building line. To each side of that however there is a more conventional arrangement, but to the east the buildings are splayed to reflect the bend in this part of the road, that splay however is such as to gradually reduce the depth of the building line progressively towards the east. Generally buildings in Melrose Rd are set square to the line of the road, but this is not the case with the splayed buildings at the eastern end (north side).

- **Mostyn Rd:** The northern half of Mostyn Rd (to the north of Church Path) has a fairly regular building line, with buildings set square to the road. To the south of Church Path there is greater irregularity, with (on the east side) the cottages and the house at 32 – 52 being set closer to the road than is typical of this road. To the south of that buildings are set more irregularly with numbers 54/54a being located well back within the centre of its plot, and with no 56 being set at an angle to the line of the road. The remaining houses to the south of 56 resume a consistent observance of a building line, and their frontages also sit square to the road. On the west side of the road, to the south of Church Path, there is no consistency of building frontages, so that a building line is not readily discernable.
- **Sheridan Rd:** In the eastern part of Sheridan Rd (to the east of Church Lane), there are few building frontages, and most are set at a slight angle to the line of the road. However nos. 2 and 4 are set square. Further west (between Church Lane and Mostyn Rd), on the north side, buildings follow an approximate building line, but with small local variations. Generally here buildings are set square to the road, but not in the case of nos. 13/15. On the south side building frontages appear to follow a slightly bowed building line, where the centre section is set further away from the road. While most of these house frontages are set square to the road, those at the western end (nos. 28 to 34/34a) are set at a slight angle. The western end of Sheridan Rd (west of Mostyn Rd), has no discernable building line on the north side, with houses being set roughly in the centre of their plots. On the south side it is slightly more orderly, but even here there are local variations in the building line. All the houses in this western part of the road are set square to the road.
- **Watery Lane:** Most of Watery Lane has a highly irregular building line arrangement. Only at the northern end of the road do they respect a clearly defined line, it is a deeper building line on the eastern side than it is on the western side. To the south of Manor Gardens, (on the southern/eastern side) there are few building frontages and no consistent building line can be observed. The few buildings in this area are aligned independent of the line of the road. On the north side, there is much more intensity of building frontages, but these frontages are very irregular. Generally they are set in splayed fashion in order to reflect the curved alignment of the road. The two terraces in the middle section (nos. 16 – 36) are set very close to the road, with only very small front gardens. The terrace and freestanding block to the west (nos. 38 – 48), are set firmly at the very back of their respective plots, with very long front gardens, some of which have garages. Further east the arrangement of frontages at 10 – 14a/14b is very irregular. In particular nos. 14a/14b are set too far back to accurately reflect the characteristics of the road.
- **Erridge Rd:** Only the Merton Park school fronts onto Erridge Rd, all the other frontages within the Conservation Area are open spaces. The school presents no building line frontage to the road, its frontage being oriented at an angle to the line of the road.

17. Roof Form

Roof forms in this area are quite varied. The majority of buildings have either hipped or gabled roofs, with some oriented in parallel with the line of the road and others at right angles. Subsidiary roofs (with lower ridge heights) often spur off the main roof, covering forward or side projecting bays. These subsidiary roofs also involve a mix of hips and gables.

Many of the buildings in the area have quite complex roof forms, and while this is not universal to the area it is nevertheless a characteristic and distinctive feature of the

area. There are, in addition to gables and hipped roofs a few half hips, mansards and gabled roofs, and a few flat roofs, the latter being on newer buildings.

Most of the buildings in the area have fairly steeply pitched roofs, and this is sufficiently repeated in the area as to be a contributory factor in its distinctive appearance and character. However a few buildings have very shallow pitched roofs, which are typical of buildings of the Regency and early Victorian period. This shallow pitch has been used by the architect Brocklesby in a few of his early 20th century houses in Melrose Rd and Watery Lane.

At the opposite extreme Brocklesby is also noted for a couple of very steep roof pitches, at his Arts and Crafts house at 17 Watery Lane ("Steep Roof"), and at 78 Church Lane. These two, together with 1a Church Lane (not a Brocklesby house), are the only examples of this roof pitch in the area, but they are very characteristic of this Arts and Crafts architectural style.

In the case of semi-detached and terraced houses from the "garden suburb" phase of development, in party wall and flank wall are often seen to break through the roof plane, but this is by no means universally the case. With most earlier, and all later buildings this is not the case.

18. Rhythm and Symmetry of Buildings

As a general rule symmetry to the front elevation is not a feature of the neo vernacular, or Arts and Crafts architecture which typifies the "garden suburb" phase of development in the area. However pairs of semi detached houses generally, but not universally, show symmetry, and similarly pairs of houses within a terrace often have symmetry. Occasionally the terrace as a whole has symmetrical characteristics.

A symmetrical front elevation for a detached dwelling is quite rare, but there are examples at Dorset Hall, at 146 and 180 Kingston Rd, and at 16 – 22 Church Path, each of which either pre-date or post date the "garden suburb" phase. No. 8 Watery Lane is a rare example of detached symmetry of the "garden suburb" period. Buildings displaying symmetrical elevations are identified on plan DLU/2186 a/b. Each of the two main facades of the Merton Park School, has a symmetry, but the building overall does not, as there are design differences between one façade and the other.

Regularity in the rhythm of buildings fronting the street is again uncommon in the area. Where it does occur, it tends to be for only short sections of the street. These are also shown on plan DLU/2186 a/b.

While terraces of houses are seen in certain parts of the Conservation Area, in other areas the feeling of separation between one house and its neighbour is important, giving as it does a sense of spaciousness, and allowing greater prominence to landscape features.

19. Gardens and Spaces between and around Buildings

Front gardens are mainly of medium size in this Conservation Area, with a few smaller and a few larger ones.

Throughout the whole of the Conservation Area these spaces are intensively planted, and as a result they make a substantial contribution to the street scene, by providing a landscaped setting for the buildings. Hedges, most notably holly hedges, are a particular feature which contribute to the rustic character of the area. These features are shown on plan DLU/2184 a/b.

The issues of garden trees and hedges are dealt with in the section on trees and landscape below. The issue of streets as public spaces is dealt with in the section on streets below.

Many front gardens have had car parking spaces or driveways constructed within them. Generally this type of work has had a negative impact on the character and appearance of the area, as a result of loss of vegetation within the front garden areas and loss of sections of front boundary treatments (especially hedges) along the back edge of the footway. Front garden parking is shown in appendix 2.

The spaces which separate one building from its neighbours are for the most part quite generous. These spaces are mainly however quite irregular, in some situations being wider, in others narrower. Overall however, they make a significant contribution to the semi-rural character of the area. The spaces allow views from the street into the backland areas, and in particular to the larger trees within these backland areas. The spaces also contribute to a sense of separation of one building in relation to its neighbours.

In some places the spaces between buildings have been infilled by the addition of single storey structures, often garages. Even where this type of infill has taken place it does not invalidate the value of the space, as views of trees within the backland may often be obtained above the single storey structure, and the sense of separation of one building from its neighbours is still to a degree preserved.

Side extensions, even when they are well designed, erode these spaces. On a cumulative basis they would be capable of transforming the character of the area. The generous side plots which exist alongside some houses in the area, make it attractive for property owners to enlarge their houses in this way. Such recent side extensions have occurred at, or are anticipated at 42 and 19 Sheridan Rd, and at 21 and 14 Mostyn Rd.

In some places the original timber gates and the distinctive metal gateposts have been retained at pedestrian front entrances to front gardens from the street. More typically only the gateposts survive. At one time these features must have been more common than they are now. They do however serve as a reminder of the original design ideas used in the initial development of the area as a "garden suburb". A good example of both the gate and the gateposts can be seen at no 12 Church Lane (see photo). Restoration of these features, where they are currently missing would be a good way of achieving enhancement of the character of the area.

The garden at no. 29 Mostyn Rd, (a Brocklesby house), was designed by Gertrude Jekyll.

The Merton Park school playground is almost entirely tarmaced over, there being only a few small trees within the site, and a small garden area at the eastern end of the site. The presentation of the playground is not helped by the use of unsightly chain link fencing along the frontages of Erridge Rd and the footpath link to Church Lane.

In parts of the Conservation Area an Article 4 Direction is in force which controls creation of hard standings, and works to gates, fences, walls or other means of enclosure, details of this are set out in the section on trees and landscape below.

20. Larger Green Spaces

Larger green spaces make a significant contribution to the character of the Conservation Area. There are several larger green spaces within the Conservation Area, each with its own particular and distinct character. They are:

- **John Innes Park** This is a highly distinctive landscaped public park, with a Victorian character, and heavy (often evergreen) planting. It was laid out by John Innes as private grounds attached to his house at Manor House in Watery Lane. The original entrance to the Manor House was adjacent to the Lodge in Mostyn Rd, and a sinuous carriage drive ran through the present day park. This route still exists as one of the park's paths. After John Innes's death the park was opened as a public park (1909). It contains a number of very attractive buildings and structures, such as the bandstand (architect Brocklesby), the public toilets, the entrance lodge, the gardener's cottage, and the brick archway (architect Quartermain), some of which pre-date its role as a public park, and others to serve the newly opened public park. The park provides for both active and passive recreation. New tennis courts and a croquet lawn were later added, on what had been a vegetable garden, and a bandstand added in the former fruit garden. The overall design partitions the park into a series of smaller spaces, with planting to screen one space from another, and to define secluded evergreen walks. It is a very fine example of late Victorian and Edwardian landscape and park design. Consideration is to be given to including this park on a Local List of Parks and Gardens, and to this end research has recently been carried out into its history by the London Parks and Gardens Trust.
- **Playing Field in Church Lane** This is a flat and open site, whose main interest derives from the high historic wall which surrounds it (part 16th, part 17th centuries and later). For this reason the space is almost entirely hidden from view from the surrounding streets, and can only be seen through the iron gates at the Church Lane entrance. Public access is available, but the only access is taken by means of the large wrought iron gate in Church Lane. The history of the space is clearly linked to the large house which once stood on its SE corner (now demolished). The history of this house (known as Church House or Merton Place) is covered in section 4 above. A few trees have been planted within the area, and there is an old mulberry near the Church Lane entrance. It is used for informal recreation, and as an educational resource by the local school, who established a nature conservation area here in the 1980s. Consideration is to be given to including this open space on a Local List of Parks and Gardens, and to this end research has recently been carried out into its history by the London Parks and Gardens Trust.
- **The Church Yard and Glebe Field** This churchyard is a very informal graveyard, in places much overgrown, which gives an atmosphere of picturesque and romantic neglect. It contains some particularly fine trees, including yew, copper beech, horse chestnut and lime, which can be appreciated from both Church Lane and Erridge Rd. The church is set within the space but the space extends mainly to the south of the church. The churchyard presents a very attractive prospect as seen from Church Lane. It includes two Listed (Grade II) structures, the Priory Archway to the west of the church, and the war memorial at the NE corner of the site. The churchyard also contains the graves of John Innes (20th century) and William Rutlish (17th century). The Glebe Field is a very informal series of linked pasture fields, with substantial vegetation around the edges. An

informal field path runs through the open space connecting Erridge Rd to Church Path. Consideration is to be given to including these two spaces on a Local List of Parks and Gardens, and to this end research has recently been carried out on its history by the London Parks and Gardens Trust.

- **The Playing Field at Cannon Hill Lane/Manor Rd** This is a large open, flat and rather featureless playing field at the western end of the Conservation Area. It has a rustic timber pavilion in the south-western corner. It has very informal field hedge boundaries on its northern, western and southern sides, which include many trees. There are no trees or other landscape features except around and close to the edges of the space.

21. Streets

The quality of street design and street materials is generally very good. These are usually original street materials dating from the original layout of the side roads off Kingston Rd. There have however been a number of unfortunate recent interventions, which have had a decidedly adverse impact on the overall design quality. Some streets retain rows of setts within the gullies, though there is evidence that with street repairs, these have sometimes been covered over, or removed. It is reasonable to assume that originally these gully setts would have been general throughout the area.

Details of street materials and street design are set out in appendix 3, and in the supplementary notes below:

Mostyn Rd There is a speed table with wide yellow keep clear markings at the entrance to the school. Some footway crossovers are redundant, and there is an opportunity to restore footway slabs and grass verges.

Langley Rd One crossover has granite corner blocks and a return of granite kerbstones. Some of the gully sets have been either covered over or removed. The Wykeham Lodge cul-de-sac has wide sweeping radii at the junction with Langley Rd, which is out of character for the general street design in the area. The western part of Langley Rd has no separate footways or kerb definition. Alongside the bitmac carriageway (shared surface) there are wide grass verges, however in many places this verge has been replaced with a hard surface, often bitmac, but in other cases with a variety of surfacing materials (various types of slabs, gravel and block paving) in order to cater for additional car parking. These changes are undoubtedly detrimental to the original distinctive character of the street.

Sheridan Rd – Some of the crossovers use granite corner blocks. In one case (at the western end the crossover is of concrete block paving, which is not appropriate to the character of the area. The path at the western end of Sheridan Rd (link to Watery Lane) is of bitmac, with a steel post at one end and “chalk stick” bollards at the other. At the eastern end of Sheridan Rd the Tramlink footpath is of bitmac.

Dorset Rd – Some of the crossovers use granite corner blocks and granite kerbstone returns.

Church Lane – The eastwards extension of Church Lane has no defined footpaths, and the whole width is surfaced with loose gravel. Granite corner blocks and granite return kerbs demarcate its junction with Church Lane proper. The footpath that links to Erridge Rd is surfaced with bitmac, and on one side there is a drainage channel of Staffordshire blue profiled blocks. Galvanised steel chicane barriers are used at each end.

Melrose Rd – Some crossovers have granite corner blocks and granite kerb returns. In the western part of Melrose Rd each parking bay is located partly on the carriageway and partly on the bitmac verge, this is detrimental to the street scene, and to the character of the Conservation Area.

Church Path – The eastern end of Church Path has a bitmac footpath adjacent to the Church, which is edged by narrow granite kerbs. At the entrance to the small development at 7/9/11 Church Path there is an inappropriately designed footpath, also of bitmac, but with a radius of concrete kerbs. Elsewhere there is no defined footpath. The planted “island” within the street is in part edged by narrow granite kerbs, and it is also surrounded by low iron railings. This island includes mature trees, including holly, holm oak and ash. At the junction of Church Path and Church Lane there is a disagreeable clutter of signs and street furniture. This consists of a parking meter and an associated grouping of protective steel bollards inappropriately placed adjacent to the Listed wall, and a chaotic assembly signs and litter bins which disfigure the eastern end of the “island”. Further west the full width of Church Path is surfaced with bitmac. Inappropriate concrete blocks are used for the entrance to the small residential development at 16 – 22 Church Path. To the west of Mostyn Rd, Church Path has a defined footway on the south side only. The carriageway is in part surfaced with semi bonded gravel, and in part by bitmac. The footpath that links to Watery Lane is surfaced with bitmac, and pairs of “chalk stick” bollards are used at each end.

Watery Lane – Much of Watery Lane has no footway or kerbs, and its very informal character is a very positive feature in the area. Several moulded metal bollards are used in the footway adjacent to the Sheridan Rd footpath.

Kingston Rd – At the far eastern end there is a forecourt area which is surfaced with inappropriate small multi-coloured concrete slabs. Adjacent to the Church Lane junction there is a central “island” of grass within the footway area, together with a concrete and timber bench. To the west of the Mostyn Rd junction there is a bus shelter, black litterbin and the “Listed” telephone kiosk.

Street name signs are of mixed designs. In recent years a blue “conservation area” design has been used, which incorporates the holly leaf motif which is associated with the area.

Street trees are dealt with in section 22 (trees and landscape) below.

The Unitary Development Plan indicates four existing cycle routes which run through the Conservation Area. The first of these runs along Cannon Hill Lane, Manor Rd, Watery Lane, and Sheridan Rd, from where it continues to cross the Tram line to Melbourne Rd and beyond.

The second route enters the Conservation Area from the north (Wilton Grove), crossing Kingston Rd and then along Church Lane, to link up with the first route (above).

The third route runs from route 1 above (at Watery Lane) along Church Path and Melrose Rd to Dorset Rd, where it connects with route 4 (see below).

The fourth route enters the Conservation Area from the north, running along Dorset Rd, then via Melrose Rd into Poplar Rd.

A further proposed cycle route is shown as an extension along Dorset Rd from the junction of Dorset and Melrose Roads.

A Controlled Parking Zone, centred on Wimbledon Town Centre has been defined throughout almost all of the Conservation Area, only Watery Lane, Manor Gardens Erridge Rd, and a small part of Mostyn Rd (within the Conservation Area) and part of Church Path (east) lie outside it.

22. Trees/landscape

Trees make a very important contribution to the special character and appearance of this Conservation Area. Trees and landscape elements are considered to be of about equal importance as buildings and architecture in defining the special character of the area.

There are currently 11 Tree Preservation Orders covering trees within the Conservation Area. The details are set out below:

- TPO 2 – 15 Dorset Rd – walnut tree in back garden.
- TPO 6 – including all properties in the CA within by street blocks defined by Sheridan Rd, Dorset Rd, Melrose Rd, and Church Lane, but also including 1a, 11, 17 and 29 Melrose Rd, as well as 2a/2b Poplar Rd – a large number of trees specifically listed.
- TPO 9 – including all properties in the CA within by street blocks defined by Kingston Rd, Watery Lane, Church Path, and Mostyn Rd, but also including 2 – 8 (evens) Watery Lane – a large number of trees specifically listed.
- TPO 115 – 35 Mostyn Rd – Corsican pine in front garden.
- TPO 117 – 30 Church Lane (Richard Thornton House) – yew tree in front garden.
- TPO 152 – Glebe Field – various trees identified within the Glebe Field.
- TPO M211 – 146/148 Kingston Rd, and 2/2a/2b Dorset Rd – mixed hardwood trees within the curtilage, and woodland at 2 Dorset Rd.
- TPO M213 – 180 Kingston Rd – various trees in rear garden.
- TPO M255 – 1 Church Lane – ash tree in rear garden.
- TPO M286 – 71 Church Lane – horse chestnut in front garden.
- TPO M333 – churchyard – various trees.

Street trees also make a major contribution to much of the Conservation Area.

Mostyn Rd – Street trees in Mostyn Rd mostly comprise medium sized horse chestnuts, with a few other small trees, notably some generally rather stunted cherries.

Langley Rd – The eastern part of Langley Rd has distinctively different silver birch trees with one Turkish hazel. Further west there are more silver birches and some cherries, one of which is dead.

Sheridan Rd – At the western end, and in the middle section there are very large majestic plane trees. At the eastern end there is a greater mix of tree species, including mostly limes, with some chestnuts, and acers. Some small newly planted trees have recently been added, one of which has died. The uniformity of trees species in the western and middle sections of the road is considered to be more distinctive for the street character than the diversity seen in the eastern part.

Dorset Rd – There are some very large plane trees of excellent quality. There are also several large sycamores, and some newly planted small trees, including some planes.

Church Lane – At the southern end there are good quality medium and large chestnuts and limes within the eastern footway. In the central and northern sections of Church Lane there are some Turkish hazels including some good mature specimens, together with some large limes and one alder.

Melrose Rd – Good quality medium and large sized street trees (limes, chestnuts, and one Turkish hazel). Two medium sized trees appear to be dead, and should be removed and replaced.

Church Path – None of this street has street trees, except for the “island” at the eastern end. This includes various trees and shrubs, including holm oak, holly, silver birch and ash.

Erridge Rd – On the north side of the street (within the Conservation Area), there are trees of varied sizes, ranging from newly planted to good quality mature limes.

Watery Lane – no street trees

Manor Gardens – This street has excellent large limes and plane trees. There are two further trees of different species, including one rather stunted cherry.

Kingston Rd – There are no street trees in Kingston Rd except for one very poor quality holly tree located in the “island” of grass to the east of the Church Lane junction. There is an opportunity for enhancement here, with the planting of new trees in this location.

Plan DLU/2187 a/b indicates the location and number of street trees.

Many trees and groups of trees within gardens and street blocks make a significant contribution to the overall character of the Conservation Area. Where these contribute to the street scene, they are shown on plan DLU/2194 a/b.

Two Article 4 Directions are in force, which have a bearing on the protection of landscape elements. The details of these Directions are set out in section 26 below, and on plan DLU/2183 a/b.

Holly hedges are a very important feature in the street scene in much of the Conservation Area. These features are in fact one of the most important symbols of the original involvement of the horticulturalist John Innes in the original development, not only of this Conservation Area, but also the Wilton Crescent Conservation Area to the north of Kingston Rd. Holly hedges therefore provide a tangible degree of unity between these two conservation areas. Plan DLU/2184 a/b indicates the current location of these hedges.

There are some other (non holly) hedges, which also contribute to the rustic and semi rural character of the area.

23. Ecology

There are two Sites of Importance for Nature Conservation (SINCs) defined within the Conservation Area. They are at the Playing Field in Church Lane and the churchyard and Glebe Field. Both of these sites are defined as sites of local importance.

On the Playing Field site, it is noted that plants exist on the surrounding wall including ivy, ivy leaved toadflax and maidenhair spleenwort (fern). Trees include maple, oak, ash, false acacia and sycamore, as well as a fine old mulberry. The main area of the field is frequently mown grass, but hedge bedstraw can be found here, as well as other more common grassland plants. In the less frequently mown corners of the field are common mallow, common nettle and male-fern. Birds observed include house martin, wren, robin, great spotted and green woodpeckers, collared dove and great tit. On the southern edge of the park a nature area has been created by a local school, which includes a small pond with frogs and newts. Here grass cutting is less frequent. Hedge bedstraw, hogweed, thistle, common nettle, elm sycamore, primrose, bluebell violets, and oxeye daisy can be seen. A hedgerow is underplanted with daffodils. Bird and bat boxes have been provided. A fox's earth has also been dug.

The churchyard and Glebe Field site. This site is in two parts, both owned by the church. The churchyard includes infrequently mown grass, and several specimen trees, including a large copper beech, and a row of limes and horse chestnuts on the Church Lane frontage. Bluebells, hedgerow cranes-bill and cow parsley grow in the shade, as well as false-brome. The two Glebe Fields adjacent to the churchyard are separated by traces of the former bank and ditch which originally separated them. Trees include horse chestnuts, tall limes, elm suckers and elder bushes, as well as some exotics. The grassland includes rye grass, cocks-foot, rough meadow grass, Yorkshire fog and common bent. It also includes bird's foot trefoil, autumn hawkbit, cat's ear, common knapweed and selfheal. At the hedge bottoms there is hedge crane's-bill, bramble, and black bryony. In the dense shade there is cow parsley and ivy. Stag beetles are common, holly blue and meadow brown butterflies are also present. Birds include chaffinch, bullfinch, mistle thrush, spotted flycatcher, long tailed tit and coal tit. In addition spotted woodpecker, goldcrest, nuthatch and tawny owl have also been seen. Visiting birds include kestrel, woodcock, great spotted woodpecker, swallow, meadow pipit, fieldfare, redwing, garden warbler, blackcap, chiffchaff, willow warbler, sparrow hawks and tree creeper. The diversity of the Glebe Fields benefits from the adjacent complex of large gardens, and the nearby large trees. The diversity of species observed in the Glebe Field are common in pastoral countryside, but unusual in suburban London.

The tram line land which runs adjacent to the north-east boundary of the Conservation Area is designated as both a Site of Importance for Nature Conservation (SINC) and as a green corridor. The SINC is valued as a Borough Grade 2 site.

These designations may have implications for any possible development proposals within the Conservation Area. Development proposals should avoid harm to the nature conservation value of the SINC site, or if harm cannot be avoided should make compensatory restitution.

In addition, backland areas, which mainly comprise blocks of land containing back gardens, do themselves have ecological value from the point of view of the habitat that they contain, and this too will be taken into account when assessing development proposals.

24. Views

The Conservation Area is flat, and with its streets and public spaces being generally well contained by buildings and major landscape features, as a result, it lacks any long distance views.

Medium distance views are available across the main open spaces. Probably the finest view is from the more westerly of the two Glebe Field gates in Erridge Rd, looking across the Glebe Field. In winter this reveals views of the Church and the vicarage, and is reminiscent of what would originally have been longer views of these features across extensive open fields. Another is from Church Lane, looking through the entrance gate, across the playing fields site, another is across the open expanse of the playing field at Cannon Hill/Manor Rd, a third looks through the vegetation of the churchyard from Church Lane, and finally views into the John Innes Park from Mostyn Rd. These views generally lack any specific focal point.

Other than these, the views are limited to short distance views along streets, towards individual buildings, small groups of buildings, and landscape features. Of these the

most notable views are towards the most significant buildings, such as the church, and the former village school (now 30 Church Lane). The War Memorial at the junction of Church Lane and Church Path acts as a focal point for views along Church Lane and Melrose Rd.

There is an important townscape feature in Church Path which derives from the very strong sense of enclosure in the section of Church Path to the west of the Church. This enclosure is achieved by the tight constriction of the space, defined to the north and south by high walls, with trees behind. This part of Church Path has a twisting configuration which means that new short distance views unfold as one moves east or west along the street. Moving eastwards there is a quite dramatic and sudden increase in scale where the street widens out into a larger space, with a central island of trees and other vegetation.

This townscape feature has been diminished by the partial removal of the enclosing wall on the south side, where an overly wide entrance to 7/9/11 Church Path has been formed. Similarly the poor frontage definition adjacent to the Church Hall and its car park diminishes the feeling of enclosure seen elsewhere in this part of Church path.

Despite these negative elements, the overall townscape character of this section of Church Path remains as one of the foremost most features of the special character of the Conservation Area, and is strongly characteristic of the original mediaeval village ambience.

25. Landmarks/legibility

There are no major landmark buildings in the Conservation Area, however the church, the central island at Church Path (immediately to the north of the church), the former village school building (Richard Thornton House), and the curtilage wall that fronts onto Church Lane and Church Path are all highly distinctive features which provide legibility.

In Watery Lane the Manor House building and the adjacent large school building also create distinctiveness and legibility.

On Kingston Rd the main distinctive feature within the Conservation Area is Dorset Hall.

The Merton Park Primary school makes something of a landmark feature at the southern entrance to the Conservation Area.

26. Article 4 Directions

There are two Article 4 Directions currently in force within parts of the Conservation Area. The extent of the Article 4 Directions is illustrated on plan DLU/2183 a/b.

The first of these Directions, which was made in 1986, (indicated as Direction A on the Plan) covers the following properties :

- 2 – 30 (evens) Melrose Rd
- 1 – 7 (odds) Melrose Rd
- 23 Church Lane
- 31 – 61 (consec) Church Lane
- 2 – 14 (evens) Watery Lane

- 9 – 17 (odds) Watery Lane

This Direction involves the withdrawal of Permitted Development Rights in respect of :

- the enlargement, improvement or other alteration of a dwellinghouse. This includes any extension, replacement of doors or windows (including attic or dormer windows) with doors or windows of a different style, or changes to the external finishes such as wall surfaces or roof tiles which would affect the appearance of the building
- The erection of a porch outside any external door of a dwellinghouse.
- The erection, construction, improvement or other alteration of gates, fences, walls or other means of enclosure, whether abutting the highway or not.

In addition this same Direction also withdrew additional Permitted Development Rights, only in respect of only to nos. 31 – 61 (consec) Church Lane. This is indicated as Direction A* on the Plan. These additional withdrawn Rights are in respect of :

- The construction within the curtilage of the dwellinghouse of a hard standing for vehicles.

The second of these Directions, which was made in 1989, (indicated as Direction B on the Plan) covers the following properties :

- 1 – 19 (odds) Sheridan Rd
- 2 – 42 (evens) Sheridan Rd
- “Oxton” and “Ranmore” Sheridan Rd
- 10 – 62a (evens) Mostyn Rd
- 3 – 35 (odds) Mostyn Rd
- John Innes Park
- 2 and 10 – 22 (consec) Church Lane
- 70 – 78a (consec) Church Lane
- 14 and 16 Langley Rd
- 20 – 26 (even) Langley Rd
- Wykeham Lodge Langley Rd
- 162 and 164 Kingston Rd (now 2a Church Lane)
- Former Melrose School (now no. 30) Church Lane
- “Old School Close” Melrose Rd
- 9 – 29 (odds) Melrose Rd
- 32 and 34 Melrose Rd
- The Vicarage (now nos. 3/5) Church Path
- 1 – 7 (odds) Dorset Rd
- 33 – 45 (odds) Dorset Rd
- 4 – 28 (evens) Dorset Rd

This Direction involves the withdrawal of Permitted Development Rights in respect of :

- The erection, construction, improvement or other alteration of gates, fences, walls or other means of enclosure, where they abut a highway used by vehicular traffic or within 7 metres of a highway used by vehicular traffic.

27. Wykeham Lodge

Wykeham Lodge is a residential development which dates from the 1950s. It comprises 4 maisonettes in a small 2 storey block, and 31 flats in a large 2 storey “L”

shaped block, these buildings are arranged around 3 sides of a small access road, which runs off Langley Rd. The development took place on what was once the backland area of Dorset Hall, which fronts onto Kingston Rd.

Both the layout of the development, and the design of the very open space in front of the buildings are alien to the character of the Conservation Area as a whole. The materials used (harsh yellow bricks) are also very much out of character from those generally seen within the Conservation Area.

The redevelopment of Wykeham Lodge may at some stage in the future be envisaged, and if this were to happen then it would present an important opportunity to achieve enhancement of the character and appearance of this part of the Conservation Area.

If such a development scheme is ever mooted, then a Development Brief would need to be prepared, which will need to have regard to ensuring that this enhancement opportunity is not lost. The essential considerations that would need to be considered would be the design, layout and materials used in the public space (including the street), landscape work (including street frontage definition, eg hedges), the design, positioning of buildings and the choice of building materials, trees, and the relationship of the development to the Listed Dorset Hall.

28. Positive/negative features

The positive, negative and neutral features have been referred to in the earlier part of this assessment. This section therefore summarises those references in relation to each of the distinct sub areas in the Conservation Area.

Pre Suburban Village

Positive Features

- The informality of the street layout in Church Path, with its variations in width, and changes direction, the “island” within the street, together with the associated unfolding views and townscape qualities.
- The substantial tree coverage within the Churchyard and Glebe Fields and the surroundings.
- The positive contribution made by certain buildings, walls, iron gates and churchyard monuments.
- The historic concentration of church related features (church, vicarage, glebe fields).

Neutral Features

- None

Negative Features

- The negative contribution made by certain buildings, most notably the public hall and its front curtilage definition.
- The definition of the edges of the car park adjacent to the public hall.
- The design and layout of the entrance to the housing development at 7/9/11 Church Path.
- The inappropriateness of the crossover materials at the entrance to the housing development at 16 – 22 Church Path.
- The untidy clutter of signage, bollards and street furniture at the junction of Church Path and Church Lane.
- Some damaging alterations to individual buildings (eg window replacements).

Garden Suburb

Positive Features

- The high quality of architectural design used on most of the buildings within this area.
- The high quality of design and detailing and high quality materials used on many of the buildings, which are demonstrative of a small group of specific known architects, and characteristic of domestic revival and arts and crafts architecture.
- The group value of certain architecturally distinct groups of buildings within the area.
- The general street layout, associated with a planned suburban development.
- The quality of street materials, especially granite kerbs and granite setts.
- The high quality landscape features, including in particular hedges (especially holly hedges), front garden trees, and high quality street trees and grass verges.
- The spacious layout of buildings throughout much of the area, with generous separations between neighbouring buildings.

Neutral Features

- None

Negative Features

- The damage done to front gardens and front curtilage definition, as a result of the introduction of car parking spaces, and in particular where this has opened out the majority of the front gardens and removed the majority of the front curtilage boundary treatment.
- The negative contribution made by a few buildings in the area.
- Some damaging alterations to individual buildings (eg window replacements and painted brickwork).
- The parking arrangements in Melrose Rd where car parking bays are marked out in part on the carriageway and part on the verge.
- Poor quality cherry street trees in part of Mostyn Rd.
- The negative contribution made by Wykeham Lodge and the spaces around it.
- The poor quality chain link fencing used along the Erridge Rd frontage of the Merton Park Primary School, and along its frontage to the footpath which links to Church Lane.

Garden Suburb overlay on Pre Suburban Village

Positive Features

- The high quality of architectural design used on most of the buildings within this area.
- The high quality of design detailing and high quality materials used on many of the buildings.
- The group value of certain architecturally distinct groups of buildings within the area.
- The general street layout, with its very informal lines, and its avoidance of rigidity and straight lines, usually associated with the by law housing, and with road layouts designed to engineering standards.
- The high quality landscape features, including in particular hedges (especially holly hedges), public park and front garden trees.

- The Victorian landscape character and layout of the John Innes Park.
- The boundaries of the Recreation Ground which reflect earlier country lanes.

Neutral Features

- None

Negative Features

- A small number of intrusive and inappropriately designed buildings, which detract from the character of the Conservation Area.
- Some damaging alterations to individual buildings (eg window replacements).
- Poorer quality street materials, including visually dominant yellow parking lines.
- Environmental impact of heavy traffic in Kingston Rd.
- The narrow footways in Kingston Rd.
- Degradation of frontage boundary treatments and front gardens in Kingston Rd.

Manor Gardens

Positive Features

- The high quality of architectural design used on most of the buildings within this area, including symmetry of both semi detached and whole terraces of houses.
- The high quality of design detailing and high quality materials used on many of the buildings.
- The group value of certain architecturally distinct groups of buildings within the area
- The quality of street materials, especially granite kerbs and granite setts.
- The high quality landscape features, including in particular the fine street trees.

Neutral Features

- None

Negative Features

- The harmful alterations and extensions carried out to certain properties within the area, including poorly designed roof extensions and window replacements.

29. Opportunities and Recommended Action

- Dead street trees within the Conservation Area should be removed and replaced. The poor quality holly tree within the grass "island" in the footway close to the Kingston Rd/Church Lane junction should also be removed and replaced with new tree planting. The stunted cherry trees in Mostyn Rd should be replaced with new street trees of a more suitable species, (possibly horse chestnuts).
- Redundant crossovers should be removed and the footway and grass verges reinstated.
- In conjunction with street repairs, re-introduce rows of granite gully setts where they are currently absent.
- Article 4 Directions should be sought to protect the holly hedges where they form part of the character of that street. This would involve the withdrawal of permitted development rights in respect of construction of vehicle hard standings and the creation of vehicle accesses.

- Encourage the planting of new holly hedges, wherever opportunities present themselves.
- Article 4 Directions should be sought to protect the small-scale alterations on the houses within the Conservation Area, including replacement of front doors, infilling of porches, painting of masonry and replacement of windows on the front elevation of buildings.
- If in the future, the possibility of redevelopment of the Wykeham Lodge site were to be envisaged, then a design brief for the sensitive development of the site should be undertaken, with a view to securing an improvement of definition of the street frontage, the design of the frontage space, and the positioning, design and materials to be used for any new buildings.
- The 100 mm wide yellow parking control lines should be amended to the narrower 50 mm. width, so as to reduce their intrusive appearance.
- The re-introduction of the distinctive gates and gate posts (as seen at 12 Church Lane) should be encouraged in conjunction with planning applications for development.
- Tree Preservation Orders shall be considered for all significant trees and tree groups, which are placed at risk of removal as part of any tree works in a conservation area.
- Restore road-side grass verges where they have previously been removed, specifically Dorset Rd is a candidate for such work, but Melrose Rd maybe another.
- Seek improvements to the views of the Glebe Field, from Chuch Path, if possible through the removal of outbuildings adjacent to the car park.
- Where new street name signs are required, use the blue “conservation area” type, which includes the holly leaf motif.
- Seek an upgrade of the chain link fencing, which runs along the south and west boundaries of the Merton Park Primary school site. Use of iron railings would be more appropriate boundary treatment.

Sept 2006

APPENDIX 1 - Building information

Information given in brackets is based on probable or deduced rather than certain or confirmed information.

Age of buildings is usually established from the date when plans were submitted. Where this information is not available, then a assessment is made based on the appearance of the building and/or historic maps.

Architects are referred to as: B = Brocklesby, Q = Quartermain, M = Marsh, N = Newell, F = Farrier, S = Sullivan, and A/W = Aldridge and Willis. An * indicates (possible) alterations by the named architect (eg B*).

An "s" = in the style of (eg sQ is in style of Quartermain).

In height of building ½ indicates accommodation within the roof, with either dormers, gables or raised eaves.

Building materials are identified as: B = brick, B* = painted brick, P = pebbledash, R = render, St = stone, T = plain roof tile, PT = pantile, HT = hanging tile, S = roof slate, TF = timber frame, Ti – timber, F = flint

Building Contribution is recorded as: SL2 = statutorily Listed grade 2, LL = locally listed, + = positive contribution to the area, neu = neutral contribution to the area, neg = negative contribution to the area.

	Age of building	Archi tect	Building Materials	Buildg height	Buildg Contribn
DORSET RD					
2	(1994)		B, HT, T	2	+
2A	1994		B, HT, T	2	+
2B	(1994)		B, HT, T	2	+
4	1924		B, R, T	2	+
6	1891/2	Q	B, HT, TF, T	2	LL
8	1891/2	Q	B, HT, TF, T	2	LL
10	1892/4	Q	B, T	2	LL
12	1892/4	Q	B, T	2	LL
14	1886/7	Q	B, R, HT, T	2	LL
16	1960		B, HT, T	2	neu
18	1902	Q	B, R, HT, T	2	LL
20	1903/4	Q	B, P, HT, T	2	LL
22	1903/4	Q	B, P, HT, T	2	LL
24	1903/4		B, TF, T	2	LL
26	1904		B, R, T	2	neu
28	1924		B, P, HT, T	2	+
1B/C	1884	Q	B, HT, TF, T	2 ½	LL
1A	(1985)		B, T	2	neg
1	1884	Q	B, HT, T	2	LL
3	1884	Q	B, HT, T	2	LL
5	1884	Q	B, HT, T	2	LL
7	1884	Q	B, HT, T	2	LL
9/9A	1952	F	B, HT, T	2	neu
11/11A	1952	F	B, HT, T	2	neu
15	1871/2	M/Q	B, HT, S	2 ½	+
17	1966		B, R, T	2	neg
21	1870s	M/Q	B, S	2	+
23	1870s	M/Q	B, S	2 ½	+
25	1870s	M/Q	B, S	2 ½	+
27	1870s	M/Q	B, S	2 ½	+
29	1870s	M/Q	B, HT, T	2 ½	+

	Age of building	Architect	Building Materials	Buildg height	Buildg Contribn
31	1870s	M/Q	B, S	2 ½	+
33	1870s	M/Q	B, S	2	+
35	1904	N	B, HT, T	2	LL
37	1904	N	B, HT, T	2	LL
39	1905	(B)	B, P, T	2	+
41	1905	(B)	B, P, T	2	+
43	1905	(B)	B, P, HT, T	2	+
45	1905	(B)	P, T	2	neu
45A	1905		P, T	2	neu
KINGSTON RD					
146	1996	sQ	B, HT, T	3	+
148	1884	Q	B, HT, T	2 ½	LL
152	Early 18C / later		B, S	3	SL2
166	1886/7	Q	B, HT, S	2	+
168	1886/7	Q	B, HT, S	2	+
170	1886/7	Q	St, S	2	+
172	1886/7	Q	St, S	2	+
174	1886/7	Q	St, S	2	+
176	Early 19C		R, S	2	+
178	Early 19C		R, S	2	+
180	1797		B, T	2	LL
180 (rear)	1990s		B, T	2	+
182	(1870s)	(M)	B, S	2	+
184a	(1975)		B, S	2 ½	neu
184	1871/2	Q	B, S	2	+
186	1871/2	Q	B, S	2	+
188	1871/2	Q	B, T	2 ½	+
190	1871/2	Q	B, T	2 ½	+
192	1888	Q	B, HT, TF, T	2	LL
194	1887	Q	B, HT, T	2 ½	LL
196	1887	Q	B, HT, T	2 ½	LL
198	1887	Q	B, HT, T	2 ½	LL
200	(1887)	Q	B, HT, T	2 ½	LL
LANGLEY RD					
2	(1932)		B, TF, T	2	+
4	1932		B, TF, T	2	+
6	1932		B, TF, T	2	+
8	1932		B, TF, T	2	+
10	1934		B, HT, TF, T	2	neu
12	1956		P, B, T	2	neu
Coach Ho.	(1890)	(Q)	B, T	1 ½	+
14	1953		R, HT, T	1	neu
16	1873/4	Q	B, S	2	LL
20-26	1959		B, T	2	neg
Wykeham Lodge.	(1959)		B, PT	2	neg
1-7	1952	F	B, HT, T	2	neu
9	(1948)		B, T	2	neu
15	1967		B, PT	1	neu
Garage at 15	(1905)	(B)	F, PT	1	+
17	1957		B, T	2	neu
19	1956 & later		B, R, T	2	neg
CHURCH LA					
1a	1950		B, T	2	+
1	1950		B, T	2 ½	neg
3	(1870)	M/Q	B, S	2 ½	+
4	(1870)	M/Q	B, S	2 ½	+
5	(1870)	M/Q	B, S	2 ½	+
6	(1870)	M/Q	B, S	2 ½	+
7	1873/4	Q	B, S	2 ½	+
8	1873/4	Q	B, S	2 ½	+
9	(1870)	M/Q	B, S	2 ½	+

	Age of building	Architect	Building Materials	Buildg height	Buildg Contribn
10	(1870)	M/Q	B, S	2 ½	+
11	1906	B	B, P, HT, T	2	LL
12	1906	B	B, P, HT, T	2	LL
13	1904	Q	B, HT, TF, T	2	LL
14	1904	Q	B, HT, TF, T	2	LL
15	(1946)		B, R, HT, T	2	+
16	1946		B, R, HT, T	2	+
17	1946	sQ	B, R, HT, T	2 ½	+
18	1946	sQ	B, R, HT, T	2 ½	+
19	1946	sQ	B, P, HT, T	2 ½	+
20	1904	Q	B, P, HT, T	2 ½	+
21	1904	Q	B, P, HT, T	2 ½	+
22	1904	Q	B, P, HT, T	2	+
23	1907	B	B, T	2	LL
30 (R. Thornton Ho)	(1870)	A/W - Q*	B, St, T, S	1½ - 2	LL
31-36 (consec)	(1881)	Q	R, HT, T	1 ½	LL
37-46 (consec)	1892/4	Q	R, HT, T	2	LL
47-55 (consec)	1908	B	B, P, T	2	LL
56-61 (consec)	(1881)	Q	P, HT, T	1 ½	LL
85	2003/4		B, T	1 ½	neu
2a (old building)	1885	Q	B, HT, T	2 ½	LL
2a (new building)	1984		B, S	3	neu
2 (surgery)	1963/1990s		B, TF, S	2	neg
79	1970		B, HT, T	2	neu
78	1908	B	B, PT	2 ½	+
77	1905	B	B, P, TF, T	2 ½	+
76	1938		B, TF, T	2 ½	+
71	1922	(B)	B, P, T	2	+
70	1922	(B)	B, P, T	2	+
Church Ho	1925		B, T, PT	2	LL
SHERIDAN RD					
Ranmore	(1955)		B, HT, T	2	neu
Oxton	1955		B, HT, T	2	neu
2	1907	B	B, TF, T	2	LL
4	1907	B	B, HT, T	2	LL
6	1922	(B)	B, HT, T	2 ½	+
8	1922	(B)	B, HT, T	2 ½	+
10	1922	(B)	B, HT, T	2 ½	+
12	1922	(B)	B, HT, T	2 ½	+
14	(1910)	(B)	B, HT, T	2 ½	+
16	1949		B, T	2	neu
18	1949		B, T	2	neu
20	1949		B, T	2	neu
28	1925		B, R, T	2 ½	neu
30	1923	(B)	B, P, T	2	+
32	1923	(B)	B, P, T	2	+
34	(1957)		B, HT, R, T	2	neu
34a	1957		B, HT, R, T	2	neu
36	1884	Q	R, TF, HT, T	2	LL
38	1924	B	F, PT	2	LL
40	1924	B	F, PT	2	LL
42	1922		P, T	2	+
Orchard Ho (1-4)	1960		B, R, T	2	neu
1	1875	M	B, HT, S	2 ½	LL
3	1882	Q	B, HT, R, T	2 ½	LL
5	1970		B, HT, PT	2	neg
5a	1970		B, HT, PT	2	neg
7	1894	Q	P, HT, TF, T	2	LL
7a	1966		B, Ti	1	neu
9	1882	Q	B, HT, T	2 ½	LL

	1882	Q	R, HT, TF, T	2	LL
	Age of building	Architect	Building Materials	Buildg height	Buildg Contribn
11a	1976		B, Ti, T	2	neg
13	1937		B, P, HT, T	2	neu
15	1937		B, P, HT, T	2	neu
17a	1890	Q	B, HT, T	2	LL
17b	1985		B, T	2	+
17	1910	B	B, T	2 ½	+
19	1926	B	F, PT	2 ½	LL
MELROSE RD					
2	1907	B	B, T	2	LL
4	1907	B	B*, T	2	LL
6	1907	B	B*, T	2	LL
8	1906	B	B*, S	2	LL
10	1906	B	B*, S	2	LL
12	1906	B	R, S	2	LL
14	1906	B	R, S	2	LL
16	1905	B	B*, S	2	LL
18	1905	B	B*, S	2 ½	LL
20	1905	B	B*, S	2	LL
22	1908	B	B, P, T	2 ½	LL
24	1908	B	B, P, HT, T	2	LL
26	1908	B	B, P, HT, T	2	LL
28	1910	B	B, P, Ti, T	2	LL
30	1910	B	B, P, Ti, T	2	LL
32	1920	(B)	R, T	2	+
34	1920	(B)	P, T	2	+
Old School Clo	1984		B, S	2	+
1a	(1891/2)	Q	B, T	1	LL
1	1892	Q	R, P, HT, T	2	LL
3	1892	Q	R, P, HT, T	2	LL
5	1892	Q	R, P, HT, T	2	LL
7	1892	Q	R, P, HT, T	2	LL
9	1913	B	B, HT, T	2	+
11	1913	B	B, HT, T	2	+
13	1913	B	B, HT, T	2	+
15	1913	B	B, HT, T	2	+
17	1925	B	P, T	2	neu
21	1914	B	B, HT, TF, T	2	+
23	1913	B	B, HT, T	2	+
25	1913	B	B, HT, T	2	+
27	1913	B	B, HT, T	2	+
29	1913	B	B, HT, T	2	+
CHURCH PATH					
Church	mediaeval & later	Q*, B*	P, F, St, T		SL2*
3-5 (Vicarage)	1818 & later		B, S	2	LL
7	1977		B, HT, T	2	neg
9	1977		B, HT, T	2	neg
11	1977		B, HT, T	2	neg
Hall	(1964)		B, Ti	1	neg
15	(1810 – 20)		B, S	2	LL
17	(1810 – 20)		B, S	2	LL
19	(1810 – 20)		B, S	2	LL
21	(1810 – 20)		B, S	2	LL
23	(1810 – 20)		B, S	2	LL
25	c 1700		R, T	2	LL
27 (Merton Cott)	c 1770 & later		R, B*, S	2	+
10	1923		B, PT	2	+
16	1984		B, PT	2	neu
18	1984		B, PT	2	neu
20	1984		B, PT	2	neu
22	1984		B, HT, PT	2	neu

	Age of building	Architect	Building Materials	Buildg height	Buildg Contribn
24	1912	S	B, HT, T	2	+
26	1912	S	B, HT, T	2	+
28	1903	(Q)	B, P, HT, T	2	LL
30	1903	(Q)	B, P, HT, T	2	LL
Roseville	(1960)		B, HT, T	1	neg
Shrub Cott	1880 & later		B, T	1	neg
Montrose	1936		B, P, TF, T	2	+
Dorquain	1937		B, P, HT, T	2	+
Red Roof	1937		B, P, HT, T	2	+
Dale Cott	(1950 & later)		B, HT, T	2	neu
Stoneleigh	1924		B, HT, T	2	+
Mostyn Cott	1924		B, HT, T	2	+
Jalna	(1930)		B, T	2	neu
MOSTYN RD					
2	c 1874	Q	B, St, S	2	LL
2b	1984		B, S	2	neu
4	Early 1870s	M/Q	B, S	2	+
4a	Early 1870s	M/Q	B, S	2	+
6	Early 1870s	(Q*)	B, HT, S	2 – 2 ½	LL
8	1937		B, TF, R, T	2	+
10	1937		B, HT, R, T	2	+
12	1897	Q	B, St, T	2	LL
14	1937		B, TF, T	2	+
16	1920		P, T	2	+
18	1920		P, T	2	+
20	1920		P, T	2	+
22	1920		P, T	2	+
24	1920		P, T	2	+
26	1920		P, T	2	+
28	1920		P, T	2	+
30	1920		P, T	2	neu
32	1880	Q	P, HT, T	1 ½	LL
34	1880	Q	P, HT, TF, T	1 ½	LL
36	1880	Q	P, HT, TF, T	1 ½	LL
38	1880	Q	P, HT, TF, T	1 ½	LL
40	1870	M/Q	B, S	2	+
42	1870	M/Q	B, S	2	+
44	1870	M/Q	B, S	2	+
46	1870	M/Q	B, S	2	+
48	1870	M/Q	B, S	2	+
50	(1870)	M/Q	B, S	2	+
52	1895	Q	B, P, HT, T	2	+
54	1912	S	B, T	2 ½	LL
54a	1912	S	B, T	2 ½	LL
56	1932		B, HT, T	2	neu
58	1924		B, P, TF, T	2 ½	+
60	1924		B, P, TF, T	2 ½	+
62a/b	1913		B, T	2 ½	+
Coach House	(1990)		B, HT, S	1 ½	+
1	(1870)	(M)	B, S	2	LL
1a	1988		B, S	2	neg
3	1890	Q	B, HT, TF, T	2	LL
5	1882	Q	P, HT, TF, T	2	LL
7	1875	Q	B, St, S	2	LL
9	1926 & later		P, T	2	+
11	1937		B, TF, T	2	+
15	(1890)	(Q)	R, HT, T	2	LL
17	1906	B	P, B, T	2 ½	LL
19	1936		B, R, TF, T	2	+
21	1936 & later		B, TF, T	2	neu
21a (Lodge)	(1890)	Q	B, HT, T	1	LL

	Age of building	Archi tect	Building Materials	Buildg height	Buildg Contribn
23 (Gardener's Cott)	(1890)	Q	B, HT, TF, T	2	LL
Pavilion	(1950)		TI, felt	1	neu
Public Conv's	1909	B	TF, B, T	1	LL
Bandstand	1909	B	B, Ti, T	1	LL
Brick Archway	(1880)	Q	B	-	+
27	1911	B	B, PT	2 ½	LL
29	1913	B	B, PT	2 ½	LL
35	1922	B	F, T	1 ½	SL2
37/39	1961		B, T	2	neg
WATERY LANE					
5	(1964)		B, HT, T	2	neg
7	1964		B, HT, T	2	neg
9	1905	B	B, T	2	+
11	1905	B	B, T	2	+
13	1905	B	B, P, S	2	+
15	(1905)	B	B, P, S	2	+
17	1907	B	B, T	2 ½	+
Manor House	1865 – 95	Q*	B, St, HT, T	2 ½	SL2
School Bldg	1957		B, St,	3	neg
2	1908		B, HT, T	2	+
4	1900		B, HT, T	1 ½	+
6	1900		B, HT, T	1 ½	+
8	1899	Q	B, P, T	2	LL
10	1885 – 90	Q	P, TF, HT, T	1 ½	LL
12	1885 – 90	Q	P, HT, T	2	LL
14	1885 – 90	Q	B, T	2	LL
14a	1959		R, B, HT, T	2	neg
14b	1959		R, B, HT, T	2	neg
16	1906		B, P, T	2	+
18	1906		B, P, T	2	+
20	1906		B, P, T	2	+
22	1906		B, P, T	2	+
24	1906		B, P, T	2	+
26	1906		B, P, T	2	+
28	1906		B, P, T	2	+
30	1906		B, P, T	2	+
32	1906		B, R, HT, T	2	+
34	1906		B, P, T	2	+
36	1906		B, P, HT, T	2	+
38	1895 (alteratns)	Q*	B, T	1 ½	LL
40	1895 (alteratns)	Q*	B, T	1 ½	LL
42	1895 (alteratns)	Q*	B, HT, T	1 ½	LL
44	1895 (alteratns)	Q*	B, HT, T	1 ½	LL
46	1895 (alteratns)	Q*	B, HT, T	1 ½	LL
48	1960		B, T	2	neu
MANOR GARDENS					
1	1907		B, HT, P, T	2	+
3	1907		B, HT, P, T	2	+
5	1907		B, HT, P, T	2	+
7	1907		B, HT, P, T	2	+
9	1907		B, HT, P, T	2	+
11	1907		B, HT, P, T	2	+
13	1907		B, HT, P, T	2	+
15	1908		B, HT, P, T	2	+
17	1908		B, HT, P, T	2	+
19	1908		B, HT, P, T	2	+
21	1908		B, HT, P, T	2	+
23	1908		B, HT, P, T	2	+
25	1908		B, HT, P, T	2	+
27	1908		B, HT, P, T	2	+
2	1907		B, HT, P, T	2	+

	Age of building	Architect	Building Materials	Buildg height	Buildg Contribn
4	1907		B, HT, P, T	2	+
6	1907		B, HT, P, T	2	+
8	1907		B, HT, P, T	2	+
10	1907		B, HT, P, T	2	+
12	1907		B, HT, P, T	2	+
14	1907		B, HT, P, T	2	+
16	1907		B, HT, P, T	2	+
18	1911		B, HT, P, T	2	+
20	1911		B, HT, P, T	2	+
22	1911		B, HT, P, T	2	+
24	1911		B, HT, P, T	2	+
26	1911		B, HT, P, T	2	+
28	1911		B, HT, P, T	2	+
ERRIDGE RD					
MP Primary School	(1910)		B, T	1	+

APPENDIX 2 - Building alterations.

The table below sets out where alterations that may be seen from the public street have occurred. These changes include replacement of external doors, enclosure or erection of porches, replacement of window frames or roofing materials, extensions to the building, application of cladding or painting of brickwork, or the introduction of car parking or front driveways within the frontage areas.

	Door	Porch	Windows	Roof	Extn.	Paint Bricks.	Cladding.	Parking.
DORSET RD								
2		*						*
2A								*
2B								*
4					*			*
6								*
8								*
10		*						*
12								*
14								*
16								*
18			*					*
20								*
22								*
24								*
26			*				*	*
28								*
1B/C								*
1A								*
1								*
3					*			*
5					*			
7								
9/9A								
11/11A								
15								*
17								*
21					*			*
23								*
25								*
27			*					*
29				*				*
31								*
33	*				*			*
35								
37								*
39								*
41					*	*	*	*
43					*			*
45	*	*	*					*
45A	*	*	*					*
KINGSTON RD								
146								
148								
152								*
166			*	*	*			*
168			*					*
170					*			*
172								
174								*
176			*					*
178					*			
180								

	Door	Porch	Windows	Roof	Extn.	Paint Bricks.	Cladding.	Parking.
180 (rear)								*
182								
184a								
184								*
186								*
188			*	*				*
190				*				*
192								*
194								*
196								*
198			*					*
200								
LANGLEY RD								
2			*		*			*
4			*					*
6	*		*					*
8			*					*
10			*		*			*
12								*
Coach Ho.	*				*			*
14								
16		*			*			
20-26								
Wycombe Lodge.			*					
1-7	*	*	*					*
9								
15								
Garage at 15								
17			*		*			*
19			*		*			*
CHURCH LA								
1a								
1					*			*
3					*			*
4					*			*
5		*			*			*
6		*						
7					*			*
8					*			*
9					*			*
10					*			
11								
12								*
13		*						*
14								*
15								
16					*			*
17	*	*	*		*			
18	*	*			*			
19					*			*
20		*						*
21			*		*			*
22					*			*
23								*
30 (R. Thornton Ho)								
31								
32	*							
33								
34								
35								
36			*					
37			*					

	Door	Porch	Windows	Roof	Extn.	Paint Bricks.	Cladding.	Parking.
38								
39				*				*
40				*				*
41								
42								*
43							*	*
44								*
45			*					
46			*					*
47								*
48				*		*		
49	*					*		*
50						*		*
51						*		*
52						*		
53						*		
54						*		*
55		*						*
56								
57								
58								
59	*							
60	*							
61								*
85								*
2a (old building)								
2a (new building)								*
2 (surgery)					*			*
79								*
78								*
77								*
76					*			*
71								*
70	*	*						*
Church Ho								*
SHERIDAN RD								
Ranmore			*					*
Oxton		*	*		*			*
2								*
4	*	*						*
6	*		*		*			*
8			*		*			*
10					*			*
12					*			*
14								*
16			*					*
18								*
20			*					*
28		*	*		*			*
30								*
32								*
34		*						*
34a								*
36								*
38	*	*						*
40								*
42		*						*
Orchard Ho (1-2)			*					*
Orchard Ho (3-4)			*					*
1								*
3								*
5	*				*			*

	Door	Porch	Windows	Roof	Extn.	Paint Bricks.	Cladding.	Parking.
5a								*
7					*			*
7a								*
9								*
11								*
11a								*
13					*			*
15			*		*			*
17a					*			*
17b								*
17								*
19	*	*	*		*			*
MELROSE RD								
2								*
4					*			*
6	*							
8								
10								
12								
14								
16		*						
18				*				
20				*	*			
22								
24			*					
26			*					*
28			*					*
30								*
32								
34			*					
Old School Clo								
1a			*					
1								
3								
5								
7								
9								
11								
13								
15			*	*				*
17	*	*	*				*	*
21		*						*
23		*	*					
25		*	*					
27								
29		*	*	*				
CHURCH PATH								
Church								
3-5 (Vicarage)								*
7								*
9								*
11								*
Hall								
15								
17			*					
19			*					
21			*					
23			*					
25								*
27 (Merton Cott)					*	*		
10								*
16								*

	Door	Porch	Windows	Roof	Extn.	Paint Bricks.	Cladding.	Parking.
18								*
20								*
22								*
24								
26			*					
28								
30								
Roseville						*		*
Shrub Cott								*
Montrose			*					*
Dorquain			*					*
Red Roof					*			*
Dale Cott								*
Stoneleigh								*
Mostyn Cott								*
Jalna			*					*
MOSTYN RD								
2								*
2b								*
4						*		
4a						*		*
6					*			*
8								*
10					*			*
12								*
14			*		*			*
16								*
18	*							*
20								*
22	*							*
24								*
26								*
28								*
30	*	*			*			*
32					*			
34	*							
36	*							
38	*							
40	*		*					
42	*		*					
44	*		*					
46								
48								
50			*					
52					*			*
54								*
54a								*
56	*							*
58								*
60					*			*
62a/b					*			*
Coach House								*
1								*
1a								*
3								*
5								*
7					*			*
9								
11								*
15								*

	Door	Porch	Windows	Roof	Extn.	Paint Bricks.	Cladding.	Parking.
17								*
19						*		*
21			*		*			*
21a (Lodge)								*
23 (Gardener's Cott)								
Pavilion								
Public Conv's								
Bandstand								
Brick Archway								
27								*
29					*			*
35								*
37/39								*
WATERY LANE								
5			*					*
7								*
9								*
11								*
13						*		*
15						*		*
17						*		*
Manor House								*
School Bldg								
2								*
4	*							
6	*							
8								
10								
12								
14		*						
14a								*
14b								*
16						*		*
18	*		*			*		
20			*			*		
22	*					*		
24	*		*			*		
26	*		*			*		
28								
30								
32	*		*	*				
34	*					*		
36	*					*		*
38								*
40								*
42								*
44								*
46								
48								*
MANOR GARDENS								
1					*			*
3								
5								*
7								*
9						*		
11			*					
13			*					*
15		*			*			
17								
19								
21								
23								

	Door	Porch	Windows	Roof	Extn.	Paint Bricks.	Cladding.	Parking.
25					*			
27								*
2								*
4						*		*
6								*
8								
10								
12		*	*					*
14								
16								
18					*			*
20			*					*
22			*					*
24			*					*
26			*					*
28		*	*					*
ERRIDGE RD								
MP Primary School	*		*		*	*		

APPENDIX 3 – Street Design.

This appendix indicates the materials used in the streets in the Conservation Area. Streets are mainly divided into different sections, defined by the junctions of side roads.

Key to notations

FOOTWAYS – ASP paving slabs	ASP – ASP paving slabs B – Bitmac
VERGES	G – Grass B – Bitmac
KERBS	NG – Narrow granite NC – Narrow concrete BG – Broad granite
GULLY	S – Granite setts
CROSSOVERS	B – Bitmac C - Concrete
STREET TREES	Y – presence of street trees
TRAFFIC CALMING	C – Speed cushions T – Speed table B – speed bump
DEFINED PARKING BAYS	C – parking bays within carriageway C/F – parking bays part on footway/verge
YELLOW LINES	B – Broad yellow lines N – narrow yellow lines
	# - see notes in section 21

Mostyn Rd (N)	North of Sheridan Rd
Mostyn Rd (M)	Between Sheridan Rd and Church Path
Mostyn Rd (S)	South of Church path
Watery La (N)	North of Manor Gardens
Watery La (S)	South of Manor Gardens
Sheridan Rd (W)	West of Mostyn Rd
Sheridan Rd (M)	Between Mostyn Rd and Church Lane
Sheridan Rd (E)	East of Church Lane
Kingston Rd (W)	West of Mostyn Rd
Kingston Rd (M)	Between Mostyn Rd and Church Lane
Kingston Rd (E)	East of Church Lane
Dorset Rd (N)	North of Langley Rd
Dorset Rd (M)	Between Langley Rd and Sheridan Rd
Dorset Rd (S)	South of Sheridan Rd
Langley Rd (E)	East of Church Lane
Langley Rd (W)	West of Church Lane
Church Lane (N)	Between Langley Rd and Kingston Rd
Church Lane (CN)	Between Langley Rd and Sheridan Rd
Church Lane (CS)	Between Sheridan Rd and Melrose Rd
Church Lane (S)	South of Melrose Rd
Church Lane (E)	Eastern extension (nos. 37 – 55)
Church Path (E)	Between Mostyn Rd and Church Lane
Church Path (W)	Between Mostyn Rd and Watery Lane
Melrose Rd (E)	Between Dorset Rd and Poplar Rd
Melrose Rd (W)	Between Poplar Rd and Church Lane
Erridge Rd	
Manor Gardens	

	foot way	verge	kerb	gully	cross over	trees	traff calm	park bays	yellw lines
Mostyn Rd (N)	ASP	G	NG		B/C	Y	C	C	N
Mostyn Rd (M)	ASP	G	NG		B/C	Y	C	C	N
Mostyn Rd (S)	ASP	G	NG		B/C	Y	C/T	C	N
Watery La (N)	B		NC		B				B
Watery La (S)	ASP/ B		NC		B				B
Sheridan Rd (W)	B	G	NG		B	Y			N
Sheridan Rd (M)	B	G	NG		B	Y	B		N
Sheridan Rd (E)	B	G	NG		B	Y	B		N
Kingston Rd (W)	B		NC		B				B
Kingston Rd (M)	B		BG/ NC		B				B
Kingston Rd (E)	B		NG		B				B
Dorset Rd (N)	ASP	B	NG		B	Y	C	C	B/N
Dorset Rd (M)	ASP	B	NG		B	Y	C	C	N
Dorset Rd (S)	ASP	B	NG		B	Y	C	C	N
Langley Rd (E)	ASP	G	NG	S	B	Y		C	N
Wykeham Ho	B		C					C	N
Langley Rd (W)	#	G	#		B	Y			
Church Lane (N)	B	G	NG/ NC		B	Y	B	C	N
Church Lane (CN)	B	G	NG/ NC		B	Y	B	C	N
Church Lane (CS)	B		NG/ NC		B	Y	B	C	N
Church Lane (S)	ASP/ B	B	NG	S		Y		C	N
Church Lane (E)	#	#	#						
Church Path (E)	#		#		#			C	N
Church Path (W)	B		NC						N
Melrose Rd (E)	ASP	B	NG		B			C	N
Melrose Rd (W)	ASP	B	NG		B			C/F	N
Erridge Rd	ASP	G/B	NG	S		Y		C	
Manor Gardens	ASP	B	NG		B	Y		C	B

APPENDIX 5 – Photographs.

This appendix uses photographs to illustrate characteristic architectural details used in the buildings of the Garden Suburb. Such details may be seen on many of the buildings in the area of this period. These photos were taken in July/Aug/Sept 2005.

Details typical of “Domestic Revival” architecture (mainly Quartermain).

2325 – Steeply pitched gabled porch supported on timber brackets. (5 Melrose Rd).

2331 – Gabled porch containing paired front doors, six panelled doors with glass in 2 upper panels, ornate timber bargeboards to the gable, and ornate bands of square and round ended hanging tiles within the gable, and at the jettied projecting bay. (39-40 Church Lane).

2330 – Bands of round and square hanging tiles at 1st floor, generous overhang to the roof gable, dog tooth ridge tiles, timber sliding sash windows. (31 Church Lane).

2354 – Jettied square bay supported on sinuous timber brackets, ornate hanging tiles mixing square and round ended tiles in diamond arrangement, sliding timber sash windows, ornate timber bargeboards to the gable, inverted finial, ornate ridge tiles. (15 Mostyn Rd).

2334 – Windows breaking the eaves line, half dormer windows, ornate hanging tiles, ornate timber bargeboards, substantial brick chimneys, timber sash windows. (56-57 Church Lane).

2337 – Typical “black and white” timber frame and render panels, round headed dormer window with canted sides, leaded and coloured glass. (14 Church Lane).

2338 – Port hole window with brick detailing surround (“keystone” bricks to each side), timber porch. (14 Church Lane)

2353 – Polychrome red/blue brickwork in diamond pattern, stone quoin details to bay windows, sills and lintels, stone arch and pillar to porch, sliding timber framed sash windows, moulded brick stringcourse at 1st floor level, band of round ended tiles on bay roof. (12 Mostyn Rd).

2352 – Substantial chimney with brick detailing at the top, gabled dormer window with generous roof overhang. (12 Mostyn Rd).

2495 – Polychromatic red/blue bricks in diamond pattern, timber framed sash windows, ornate timber parapet to balcony. (12 Mostyn Rd)

2351 – Tall narrow gabled oriel window with panelled base, part leaded glass window, hanging tiles set within the gable, ornate timber bargeboards. (12 Mostyn Rd).

2350 – Timber finial at gable, ornate ridge tiles. (11 Sheridan Rd).

2349 – Ornate diagonal timber detailing to balcony balustrade, tall angled and paired brick chimneys, red brick quoins. (9 Sheridan Rd).

2497 – Gabled porch with timber frame front, arcade at the top and below infilled with leaded glass windows, in the door “art nouveau” leaded and coloured glass panels, casement window above, with small panes, hanging tiles above with squared dog-tooth ends. (7 Sheridan Rd).

2496 – Ornate timber frame using curved diamond pattern, ornate hanging tiles and timber bargeboards at the gable, sliding sash window, finely cut ridge tiles. (7 Sheridan Rd)

2347 – 2 storey bay with lower part and gable in ornate hanging tiles, and 1st floor level in ornate diamond pattern “black and white” timber frame, ornate ridge tiles and ornate bargeboards. (7 Sheridan Rd).

2345 – Oriel window with timber framed sash window frames, round ended hanging tiles within the gable, generous gable overhang, moulded bricks used in the string course at 1st floor level, brick quoins and good brick detailing on the chimney. (3 Sheridan Rd).

2343 – Stone tablet with date. (1 Sheridan Rd).

2342 – Timber balustrades to 1st floor balcony, and ornate timberwork to 2nd floor “Juliette” balcony, red brick string courses and segmental arches over windows, ornately cut bargeboarding, intricate glazing bar design for upper part of main window, terracotta finial on the gable, and slate roof with ornate ridge tiles. (1 Sheridan Rd).

2340 – Heavy timber and metal gate. (12 Church Lane).

2486 – Moulded brickwork used at the gable roof edge and at the base of the gable, ornate hanging tiles, ridge tiles and roof tiles, and small 4 pane window. (7 Melrose Rd).

2487 – Moulded brickwork used at the gable roof edge and at the base of the gable, ornate hanging tiles, finely detailed timberwork on the balcony balustrade, leaded and coloured glass. (52 Mostyn Rd)

2488 – Moulded brickwork at the porch arch, and rounded bricks used for the full porch opening, traditional panelled timber front door and door frame, with leaded and coloured glass. (52 Mostyn Rd)

2491 – Moulded bricks at the roof edge of the gable, chequerboard pattern of bricks and terracotta tablets set within the gable, moulded brickwork used for classical portico surround for central panel, finely detailed timberwork to the upper edge of bay window and lead roof. (21a Mostyn Rd)

2492 – Timber finial on steeply pitched gabled roof, ornate hanging tiles, and timber bargeboards. (17a Sheridan Rd)

Details typical of “Arts and Crafts” architecture (mainly Brocklesby).

2339 – Plain and strong brickwork detailing to round arch over recessed porch, use of alternating projecting brick, and brick polychromy in string course above (characteristic of much detailing by Brocklesby). (12 Church Lane).

2335 – Semi circular window, alternating red and brown bricks to the arch over and the sill beneath, outward sweep to the roof line. (23 Church Lane).

2341 – Plain round “porthole” window with radiating tile edging around. (11 Church Lane)

2346 – Timber casement windows (characteristic of the window frames used by Brocklesby), note brick and tile detailing to sill below, and flat arch above. (14 Sheridan Rd).

2336 – Later style of windows by Brocklesby, dentil detailing above the bay window. (70 Church Lane).

2355 – Strong horizontal emphasis to casement window opening, squared leaded glass, segmental arch above with characteristic Brocklesby detailing in brick to window surround, wide eaves overhang. (17 Mostyn Rd).

2328 – Wide timber casement windows, with typical Brocklesby brick and tile detailing to sills and lintels, segmental arch in tile above ground floor window. (4 Melrose Rd).

2329 – Bay window angled across the corner of building, brick quoins, brick angled buttress. (14 Melrose Rd).

2356 – Flat roofed dormer windows (characteristic of Brocklesby's work), leaded glass, tall brick chimney with characteristic brick detailing at the top. (17 Mostyn Rd).

2326 – Brick and tile detailing to the chimney top, hip tiles used on the top of projecting party wall. (2 Melrose Rd).

2357 – Unusual Palladian window with typical Brocklesby brick surround, plain timber balustrade around balcony. (17 Mostyn Rd).

2319 – Gabled Brocklesby porch supported on ornate timber brackets. (13 Melrose Rd).

2323 – Similar flat-roofed porch, rounded headed door opening with semi circular fanlight above, hanging tiles to bay window have square ended tiles but with a horizontal band of round ended tiles . (11 Melrose Rd).

2321 – Polychromatic brickwork by Brocklesby, leaded "art nouveau" coloured glass, typical brick and tile sill and lintel. (22 Melrose Rd).

2320 – Use of rough pebbledash wall finishes, gables with and without bargeboards, outward sweep to roof slope. (22 Melrose Rd).

2485 – Polychromatic red/grey/brown bricks, horizontal 3-course red brick banding, leaded "art nouveau" glazing, brick and tile detailing to window sill, alternating brick colour to window lintel, (22 Melrose Rd).

2324 – Low pitched roof slope, use of slate and red hip tiles, typical Brocklesby brick detailing to the eaves. (16 Melrose Rd).

2333 – Use of brick corbels at party walls, typical brick sill and lintel detailing. (51 Church Lane).

2327 – Shallow projection to canted bay, red brick quoins, polychromatic brick walls, angled brick buttress. (2 Melrose Rd).

2489 – Dutch gable with brick and tile detailing, date of building picked out in red brick, projecting brickwork detailing to window sills, lintels and architraves, metal window frames, brick corbel support for the gable on the left, tall slim chimney with projecting vertical line of bricks, orange/red pantiles on the roof. (29 Mostyn Rd)

2490 – "Crowstep" gable with brick and tile detailing, moulded bricks for window mullions, sloping brick window sill, brick and tile lintel, metal window frames, pantiled roof. (27 Mostyn Rd)

2493 – Random pattern flint walls, with red brick string courses combined with cement banding within the gable, orange/red pantiles on the roof, window frames not original. (19 Sheridan Rd)

2494 – Very steeply pitched roof, with tall chimney projecting from the wall with brickwork detailing at the top, strongly expressed asymmetrical gable with robust plain timber bargeboard, small windows with typical Brocklesby brick detailing to sills and lintels, and small flat-roofed dormer windows (17 Watery Lane)

2498 – Strong rustic timber frame and bargeboards within the gable, small attic type windows within the gable, ornate timber brackets at base of gable, horizontal emphasis to 1st floor casement window, each unit divided into 6 panes, plain clay tiles and semi circle hip tiles on the roof. (77 Church Lane)

2499 – Round “port hole” window subdivided into small square panes, dentilled brickwork detailing at 1st floor level, ornate timber bracket supports for the porch roof, and projecting blue brick plinth, (77 Church Lane)

2501 – Canted bay window with 9 pane sash windows and profiled timber above, flat roof to bay and porch with timber bracket support, projecting plinth with blue bricks, red bricks used for quoin effect. (77 Church Lane)

2500 – Very unusual, and more contemporary overall design for Brocklesby. Deep parapet with openings filled with decorative hip tiles. Strong horizontal lines created by the wide porch roof and the parapet. Steeply pitched roof, typical Brocklesby window detailing (frames, sills and lintels) and brickwork detailing to the chimney, typical Brocklesby brickwork dentil detailing at the base of the gable, pantiled roof. (78 Church Lane)



(2325) 5 Melrose Road



(2331) 39-40 Church Lane



(2330) 31 Church Lane



(2354) 15 Mostyn Road



(2334) 56-57 Church Lane



(2337) 14 Church Lane



(2338) 14 Church Lane



(2353) 12 Mostyn Road



(2352) 12 Mostyn Road



(2495) 12 Mostyn Road



(2351) 12 Mostyn Road



(2350) 11 Sheridan Road



(2349) 9 Sheridan Road



(2497) 7 Sheridan Road



(2496) 7 Sheridan Road



(2347) 7 Sheridan Road



(2345) 3 Sheridan Road



(2343) 1 Sheridan Road



(2342) 1 Sheridan Road



(2340) 12 Church Lane



(2486) 7 Melrose Road



(2487) 52 Mostyn Road



(2488) 52 Mostyn Road



(2491) 21a Mostyn Road



(2492) 17a Sheridan Road



(2339) 12 Church Lane



(2335) 23 Church Lane



(2341) 11 Church Lane



(2346) 14 Sheridan Road



(2336) 70 Church Lane



(2355) 17 Mostyn Road



(2328) 4 Melrose Road



(2329) 14 Melrose Road



(2356) 17 Mostyn Road



(2326) 2 Melrose Road



(2357) 17 Mostyn Road



(2319) 13 Melrose Road



(2323) 11 Melrose Road



(2321) 22 Melrose Road



(2320) 22 Melrose Road



(2485) 22 Melrose Road



(2324) 16 Melrose Road



(2333) 51 Church Lane



(2327) 2 Melrose Road



(2489) 29 Mostyn Road



(2490) 27 Mostyn Road



(2493) 19 Sheridan Road



(2494) 17 Watery Lane



(2498) 77 Church Lane



(2499) 77 Church Lane



(2501) 77 Church Lane



(2500) 78 Church Lane

Albanian	Nese deshironi me shume informacion ne gjuhen tuaj, ju lutemi te na kontaktoni ne adresen e dhene ne kutine me poshte.
Arabic	إذا أردت معلومات إضافية بلغتك الأصلية الرجاء الاتصال بنا في العنوان المدون ضمن الإطار أدناه.
Bengali	যদি আপনার নিজের ভাষায় লেখা আরও তথ্য চান তাহলে দয়া করে আমাদের সঙ্গে যোগাযোগ করুন, উল্লার বক্ সে আমাদের ঠিকানা রয়েছে ।
Chinese	如果你需要用中文印成的資料，請按低端方格內提供的地址與我們聯系。
Farsi	اگر مایل به اطلاعات بیشتر به زبان خود هستید، لطفاً با ما از طریق آدرس زیر تماس بگیرید.
French	Pour tout renseignement complémentaire dans votre propre langue, veuillez nous contacter à l'adresse figurant dans l'encadré du bas.
Gujarati	જો તમને તમારી પોતાની ભાષામાં વધારે માહિતી જોઈતી હોય, તો કૃપા કરીને નીચે અંતમાં આપેલા ખાનામાં દર્શાવેલા સરનામે અમારો સંપર્ક કરો.
Punjabi	ਜੇਕਰ ਤੁਸੀਂ ਪੰਜਾਬੀ ਵਿਚ ਹੋਰ ਜਾਣਕਾਰੀ ਲੈਣੀ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਹਿੱਥਾ ਵਰਕੇ ਹੇਠ ਲਿਖੇ ਖਾਨੇ ਵਿਚ ਦਿੱਤੇ ਪਤੇ 'ਤੇ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।
Somali	Hadii aad u baahan tahay faahfaahin intaa kabadan oo ku soobsan afkaaka hooyo ama Af Somali fadlan lana soo xiira cinwaanka hoos ku qoran.
Spanish	Si usted desea mas informacion en su propia lengua, por favor contactenos en la direccion al pie del formato.
Tamil	உங்கள் மொழியில் மேலதிக தகவலைப் பெற விரும்பினால், அடியிலுள்ள பெட்டிக் குள் தரப்பட்டிருள்ள விவரத்தில் கீழ்க்கண்ட தொடர்பு கொள்ளுங்கள்.
Urdu	اگر آپ اپنی زبان میں مزید معلومات حاصل کرنا چاہتے ہیں تو براہ کرم ہم سے اس پتہ پر رابطہ قائم کریں جو کہ نیچے کے بکس میں درج ہے۔